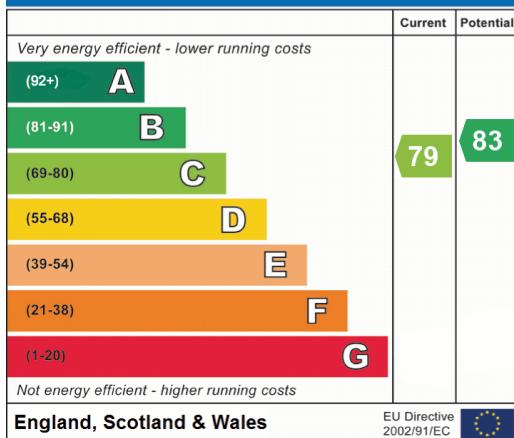


Energy Efficiency Rating



Appointments to view and offers to purchase must be made through Patterson Hawthorn. These particulars are produced for guidance only and do not form any part of an offer or Contract. These particulars, whilst believed to be accurate are to be used for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Patterson Hawthorn has the authority to make or give any representation or warranty in respect of the property. Patterson Hawthorn have not tested any services or appliances in the property, prospective purchasers should satisfy themselves with regard to the working order of these.

Belhouse Avenue, South Ockendon

£410,000

- THREE BEDROOM SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- EPC RATING C & COUNCIL TAX BAND D
- HIGHLY SOUGHT AFTER PROPERTY TYPE & LOCATION
- 16' KITCHEN/DINER WITH INTEGRATED APPLIANCES
- GROUND FLOOR WC
- ENSUITE & BALCONY TO BEDROOM ONE
- 40' EASILY MAINTAINED REAR GARDEN WITH FRONT & REAR ACCESS
- CARPORT PLUS ADDITIONAL OFF STREET PARKING TO REAR



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GROUND FLOOR

Front Entrance

Via hardwood door opening into:

Entrance Hall

Understairs storage cupboard, radiator, luxury vinyl flooring, access to accommodation.

Reception Room (Irregular Shaped)

Inset spotlights to ceiling, double glazed windows to front, two radiators, luxury vinyl flooring, built-in storage cupboard, uPVC framed double glazed double doors to rear opening to rear garden,

Kitchen / Diner

Inset spotlights to ceiling, double glazed windows to front, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated double oven, four ring induction hob, extractor hood, integrated dishwasher, integrated washing machine, integrated fridge, integrated freezer, laminate splashbacks, radiator, luxury vinyl flooring, uPVC framed double glazed double doors to rear opening to rear garden.

Ground floor WC

Inset spotlights to ceiling, obscure double glazed window to front, low level flush WC, hand wash basin with tiled splashback, radiator, luxury vinyl flooring.



FIRST FLOOR

Landing

Loft hatch to ceiling, double glazed window to rear, radiator, fitted carpet.

Bedroom One

Radiator, fitted carpet, uPVC framed double glazed double doors to front opening into:

Balcony

4.5m x 0.75m (14' 9" x 2' 6")

Ensuite Shower Room

Obscure double glazed window to rear, inset spotlights to ceiling, low level flush WC, hand wash basin, shower cubicle, chrome hand towel radiator, tiled walls, laminate flooring.

Bedroom Two

Double glazed windows to front, radiator, built-in storage cupboard, fitted carpet.

Bedroom Three

Double glazed windows to rear, radiator, fitted carpet.

Bathroom

Obscure double glazed window to front, low-level flush WC, hand wash basin with tiled splashback, panelled bath, shower, chrome hand towel radiator, laminate flooring.

EXTERIOR

Rear Garden

Approximately 40' (Max). Mostly paved with artificial grass area to centre, access to front via timber gate, access to sheltered carport to rear of property.

Front Exterior

Paved pathway with slate gravel surround.