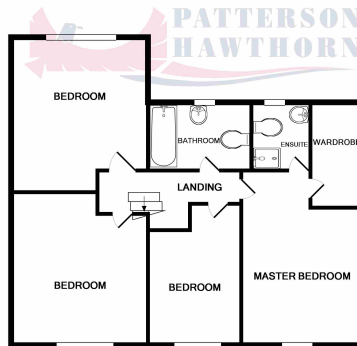



GROUND FLOOR




1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		85
(69 to 80) C		
(55 to 68) D	68	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 to 100) A		
(81 to 91) B		84
(69 to 80) C		
(55 to 68) D	65	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



Foyle Drive, South Ockendon

GUIDE PRICE £465,000

- GUIDE PRICE £465,000 TO £475,000
- FOUR DOUBLE BEDROOMS
- DOUBLE STOREY EXTENDED
- REFURBISHED & MAINTAINED IMMACULATELY
- 26' LOUNGE/DINER
- RE-RENDERED & RE-FITTED WINDOWS
- LED SOFFIT LIGHTING & CCTV FRONT & REAR
- ENSUITE TO MASTER BEDROOM
- GROUND FLOOR WC
- OFF STREET PARKING



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.



GROUND FLOOR

Front Entrance

Via composite door into:

Open Plan Kitchen / Diner

Double glazed windows to front, radiator, under-stairs storage cupboard, tiled flooring throughout, stairs to first floor. Kitchen area: Range of matching wall and base units, laminate work surface, one and half bowl inset sink and drainer with extendable chrome mixer tap, space for double cooker, five ringed gas hob, extractor hood, space and plumbing for dishwasher, space and plumbing for washing machine, space for American style fridge freezer, double glazed windows to rear, uPVC framed door to rear opening to rear garden.

Ground Floor WC

Low level flush WC, hand wash basin inset within base unit, tiled flooring.

Lounge

8.13m x 3.46m (26' 8" x 11' 4") Double glazed windows to front and rear, two radiators, fitted carpet, French doors to rear opening to rear garden.

FIRST FLOOR

Landing

Loft hatch to ceiling, fitted carpet.



Bedroom One

4.75m x 3.13m (15' 7" x 10' 3") Double glazed windows to front, radiator, built in walk-in wardrobe, fitted carpet.

En-suite Bathroom

Opaque double glazed windows to rear, low level flush WC, hand wash basin, shower cubicle, chrome hand towel radiator, tiled splash backs, tile effect vinyl flooring.

Bedroom Two

4.0m x 3.49m (13' 1" x 11' 5") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

4.0m x 3.47m (13' 1" x 11' 5") Double glazed windows to front, radiator, fitted carpet.

Bedroom Four

3.62m x 2.43m (11' 11" x 8' 0") Double glazed windows to front, radiator, fitted carpet.

Bathroom

Opaque double glazed windows to rear, P-shaped panel bath with rainfall shower, low level flush WC, hand wash basin, chrome hand towel radiator, tiled splash backs, tiled flooring.

EXTERIOR

Rear Garden

Approximately 52' 6" x 32ft - Immediate patio area, patio area to rear, timber shed to rear, remainder laid to lawn, access to front via timber gate.

Front Exterior

Fully paved giving off street parking for multiple vehicles.