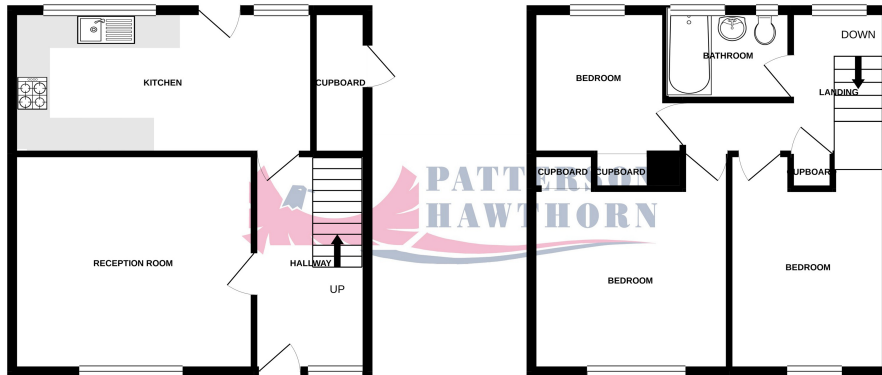



GROUND FLOOR

1ST FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan 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		84
(69 to 80) C		
(55 to 68) D	60	
(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		81
(69 to 80) C		
(55 to 68) D		
(39 to 54) E	53	
(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	



Cullen Square, South Ockendon £349,995

- THREE LARGE BEDROOMS
- END OF TERRACE HOUSE
- IMMACULATE THROUGHOUT
- 72FT UN-OVERLOOKED GARDEN
- SEMI-RURAL LOCATION
- CLOSE TO AMENITIES & SCHOOLS
- EASY ACCESS TO A13 & M25
- VIEWING HIGHLY RECOMMENDED



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 UPVC door into:

Hallway

Radiator, wood grain effect laminate flooring, stairs to first floor.

Lounge

4.43m x 3.95m (14' 6" x 13' 0") Double glazed windows to front, radiator, wood grain effect laminate flooring.

Kitchen / Diner

5.32m x 2.54m (17' 5" x 8' 4") Double glazed windows to rear, range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with chrome mixer tap, space for large cooker, space and plumbing for washing machine, space and plumbing for dishwasher, space for freestanding fridge freezer, radiator, tiled splash backs, tiled flooring, uPVC door to rear opening to rear garden.

FIRST FLOOR

Landing

Loft hatch to ceiling with integrated step ladder leading to part boarded loft, double glazed window to rear, built-in storage cupboard, wood grain effect laminate flooring.



Bedroom One

3.45m x 3.45m (11' 4" x 11' 4") Double glazed windows to front, radiator, built-in storage cupboard, wood grain effect laminate flooring.

Bedroom Two

3.95m x 2.86m (13' 0" x 9' 5") Double glazed windows to front, radiator, built-in storage cupboard, wood grain effect laminate flooring.



Bedroom Three

2.59m x 2.16m (8' 6" x 7' 1") Double glazed windows to rear, radiator, built-in storage cupboard, wood grain effect laminate flooring.

Bathroom

2.77m x 1.63m (9' 1" x 5' 4") Inset spotlights to ceiling, opaque double glazed windows to rear, low-level flush WC, hand wash basin inset within a range of base units with a laminate surface, P-shaped panelled bath, shower, chrome hand towel radiator, mosaic tiled walls, tiled flooring.



EXTERIOR

Rear Garden

approximately 72ft - Immediate paved area wrapping round property to front, built in shed to side, timber shed, remainder laid to lawn, access to front via wrought iron gate.

Front Garden

Part laid to lawn, part paved with paved steps to front and various bush and plant borders.

