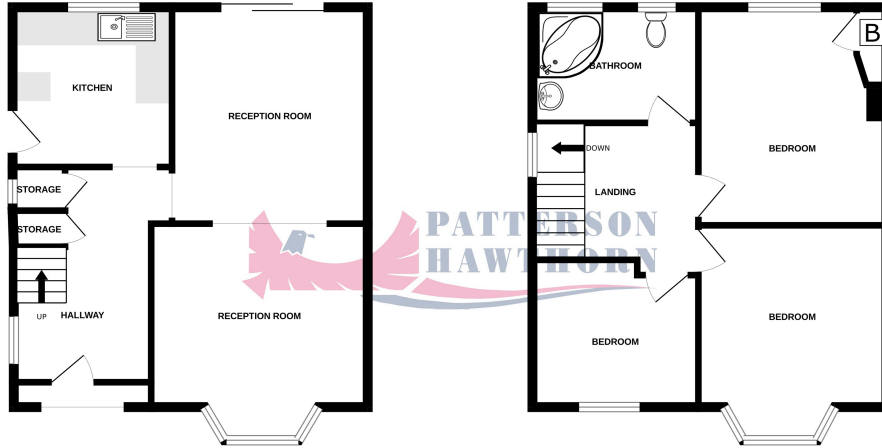


GROUND FLOOR
515 sq.ft. (47.8 sq.m.) approx.


1ST FLOOR
512 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA: 1027 sq.ft. (95.4 sq.m.) approx.

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.
Made with Metropix v2023

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Oaklands Drive, South Ockendon

GUIDE PRICE £400,000

- THREE BEDROOMS SEMI DETACHED HOUSE
- GARAGE & SIDE PLOT
- ROOF REPLACED 2021
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)
- 0.8 MILES TO OCKENDON C2C STATION
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO A13, M25 & LAKESIDE
- 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 uPVC door opening into:

Hallway

Inset spotlights to ceiling, double glazed windows to side, under stairs storage cupboards, one housing gas and electricity metres and fuse box, gun-metal grey vertical radiator to front, fitted carpet, stairs to first floor.

Reception Room One

3.94m x 3.32m (12' 11" x 10' 11") Inset spotlights to ceiling, double glazed bay windows to front, gun-metal grey radiator, fitted carpet.

Reception Room Two (Open plan from Reception Room One)

3.93m x 3.56m (12' 11" x 11' 8") Vertical gun-metal grey radiator to rear, fitted carpet, uPVC framed sliding door to rear opening to rear garden.

Kitchen

2.91m x 2.13m (9' 7" x 7' 0") Spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, space for double cooker, space and plumbing for washing machine, tiled walls, tiled flooring, uPVC door to side opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling with integral pull-down ladder leading to part boarded and insulated loft, double glazed windows to side, laminate flooring.

Bedroom One

3.82m x 3.37m (12' 6" x 11' 1") Double glazed bay windows to front, inset spotlights to ceiling, gun-metal grey radiator, laminate flooring.

Bedroom Two

3.96m x 3.42m (13' 0" x 11' 3") Double glazed windows to rear, built-in storage cupboard housing boiler, gun-metal grey radiator, fitted carpet.

Bedroom Three

2.67m x 2.33m (8' 9" x 7' 8") Double glazed windows to front, gun-metal grey radiator, laminate flooring.

Bathroom

2.38m x 2.08m (7' 10" x 6' 10") Opaque double glazed windows to rear, inset spotlights to ceiling, corner bath with shower attachment, low-level flush WC, hand wash basin, gun-metal grey hand towel radiator, part tiled walls (unfinished), vinyl flooring.



EXTERIOR

Rear Garden

Approximately 70' Immediate imprinted concrete patio, remainder laid to lawn, timber shed to rear, hard standing drive to side with the width of 2.93m (9' 7"), access to front via timber gate.

Detached Garage

5.0m x 2.42m (16' 5" x 7' 11").

Front Exterior

Laid to lawn front garden with hard standing driveway giving off street parking.

