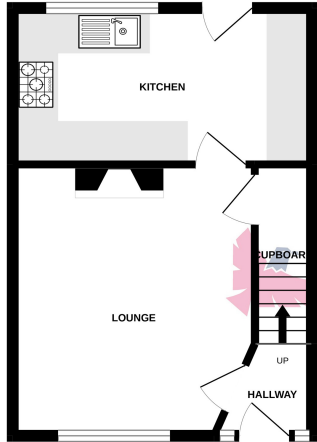
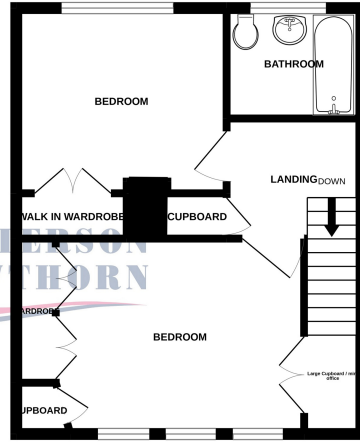


GROUND FLOOR
312 sq.ft. (29.0 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.5 sq.m.) approx.



372 SOUTH ROAD

TOTAL FLOOR AREA : 673 sq.ft. (62.5 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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		88
(69 to 80) C		
(55 to 68) D		
(39 to 54) E	51	
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

South Road, South Ockendon
Guide Price £325,000

- GUIDE PRICE £325,000 TO £340,000
- TWO DOUBLE BEDROOMS TERRACED HOUSE
- NEW DOUBLE GLAZED WINDOWS 2016, CARPETS & RADIATORS 2018
- CAVITY WALL INSULATED 2017 & RE-FITTED BOILER 2021
- UN-OVERLOOKED TO FRONT & REAR
- AMPLE STORAGE, FITTED & WALK-IN WARDROBES
- OFF STREET PARKING FOR TWO CARS
- POTENTIAL TO EXTEND STPP
- SOUGHT AFTER LOCATION CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO STATION, A13, M25 & LAKESIDE



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

Small wall mounted storage cupboard housing fuse box and electricity meter, radiator, opaque double glazed windows to front, laminate flooring, stairs to first floor.

Reception Room

4.13m x 3.67m (13' 7" x 12' 0") Double glazed windows to front, radiator, feature gas fireplace, under-stairs storage cupboard, laminate flooring.

Kitchen / Diner

4.54m x 2.39m (14' 11" x 7' 10") Spotlight bar 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, five ringed gas hob, extractor hood, integrated double oven, space and plumbing for washing machine, space for tumble dryer, two breakfast bar areas, radiator, tiled splash backs, tile effect laminate flooring, uPVC door to rear opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling, large built-in storage cupboards, fitted carpet.

Bedroom One

3.47m x 3.1m (11' 5" x 10' 2") Into fitted wardrobes, double glazed windows to front, radiator, large built-in cupboard/mini office with built in desk and shelving units, fitted wardrobes and vanity unit, fitted carpet.

Bedroom Two

3.5m x 3.2m (11' 6" x 10' 6") Into walk in wardrobe, double glazed windows to rear, radiator, built-in walk-in wardrobe, fitted carpet.

Bathroom

2.0m x 1.67m (6' 7" x 5' 6") Opaque double glazed windows to rear, panelled bath, rainfall shower, hand wash basin inset within base units, low-level flush WC, chrome hand towel radiator, part tiled walls, laminate flooring.



EXTERIOR

Rear Garden

Approximately 45' - Immediate patio area, patio area to rear, slate gravel borders, remainder laid to lawn, large detached timber shed and a corrugated plastic roof sheltered area to rear, access to front via timber gate through shared walkway with metal security gate to front.

Front Exterior

Fully paved giving off street parking for two vehicles.

