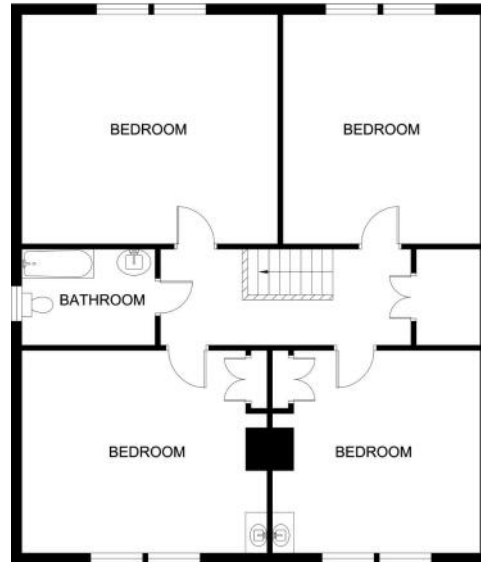


CELLAR
APPROX. FLOOR
AREA 522 SQ. FT.
(48.45 SQ. M)

GROUND FLOOR
APPROX. FLOOR
AREA 1009 SQ. FT.
(93.72 SQ. M)


TOTAL APPROX. FLOOR AREA 1530 SQ.FT. (142.17 SQ.M.)
Measurements are approximate. Not to Scale. Illustrative purposes only



FIRST FLOOR
APPROX. FLOOR
AREA 935 SQ. FT.
(86.86 SQ. M)

TOTAL APPROX. FLOOR AREA 935 SQ.FT. (86.86 SQ.M.)
Measurements are approximate. Not to Scale. Illustrative purposes only

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.



South Road, South Ockendon

£600,000

- FOUR DOUBLE BEDROOM SEMI DETACHED PERIOD HOUSE
- LARGE PLOT INCLUDING 80' REAR GARDEN, 40' FRONT GARDEN & 41' WIDE SIDE PLOT
- HUGE POTENTIAL TO EXTEND/DEVELOP (SUBJECT TO PLANNING CONSENTS)
- BOASTING APPROX 2,669 SQUARE FEET OF LIVING SPACE
- DOUBLE STOREY REAR EXTENSION
- THREE RECEPTION ROOMS
- GROUND FLOOR WC
- 28' x 19' (MAX) CELLAR





GROUND FLOOR

Side Entrance

Via uPVC door, opening into:

Entrance Hall

8.7m x 1.9m (28' 7" x 6' 3"). Fixed double glazed window to side above door, radiator, hardwood door underneath stairs leading to cellar, fitted carpet.

Reception Room One

4.84m x 4.24m (15' 11" x 13' 11"). Double glazed windows to rear, two radiators, fitted carpet, open hatch through to kitchen, uPVC framed double glazed double doors to rear opening to rear garden. (10' 8" high ceiling).

Reception Room Two

4.61m x 3.84m (15' 1" x 12' 7"). uPVC framed double glazed sash windows to front, radiator, feature fireplace, fitted carpet. (9' high ceiling).

Reception Room Three

3.93m (max) x 3.86m (12' 11" x 12' 8"). uPVC framed double glazed sash windows to front, radiator, feature fireplace, built-in storage cupboards. (9' high ceiling)

Kitchen

4.26m x 3.69m (14' 0" x 12' 1"). Double glazed windows to rear, a range of matching base units, laminate work surfaces, inset sink & drainer with mixer tap, space and plumbing washing machine, space for large cooker, space and plumbing for dishwasher, space for tumble dryer, space for freestanding fridge/freezer, radiator, laminate tiled flooring.

Rear Lobby

1.59m x 1.17m (5' 3" x 3' 10"). uPVC framed double glazed single door to side opening to rear garden, laminate tiled flooring.



Ground Floor WC

1.89m x 1.17m (6' 2" x 3' 10"). Obscure double glazed windows to rear, low-level flush WC, hand wash basin with tiled splashback, radiator, boiler, laminate tiled flooring.

CELLAR

Cellar

Approximately 5.87m x 8.76m (19' 3" x 28' 9") max. Power and lighting, workbench, two UPVC framed double glazed sash windows with security bars to front.

FIRST FLOOR

Landing

Loft hatch to ceiling, built-in double storage cupboard, fitted carpet.

Bedroom One

4.83m x 4.23m (15' 10" x 13' 11"). Double glazed windows to rear, radiator, hand wash basin, fitted carpet.

Bedroom Two

4.23m x 3.84m (13' 11" x 12' 7"). uPVC framed double glazed sash windows to front, radiator, hand wash basin, fitted carpet, boiler.

Bedroom Three

4.3m x 3.69m max. (14' 1" x 12' 1"). Double glazed windows to rear, radiator, built-in storage cupboard, hand wash basin, fitted carpet.

Bedroom Four

3.98m max. x 3.87m (13' 1" x 12' 8"). uPVC framed double glazed sash windows to front, radiator, fitted carpet, built-in storage cupboards, hand wash basin.

Bathroom

2.56m x 1.88m (8' 5" x 6' 2"). uPVC framed obscure double glazed sash windows to side, low-level flush WC, hand wash basin, panel bath, shower, tiled walls, laminate tiled flooring.

EXTERIOR

Rear Garden

Approximately 80'. Mostly laid lawn, various bush and plant borders. Detached double garage.

Front Garden

Approximately 40' x 33'. laid to lawn

Side Plot

Approximately 41' wide. Hardstanding driveway giving off street parking for multiple vehicles.