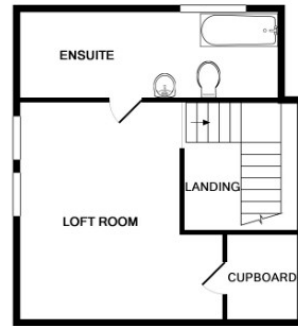


GROUND FLOOR  
APPROX. FLOOR  
AREA 1137 SQ.FT.  
(105.7 SQ.M.)




1ST FLOOR  
APPROX. FLOOR  
AREA 398 SQ.FT.  
(37.0 SQ.M.)


TOTAL APPROX. FLOOR AREA 1535 SQ.FT. (142.6 SQ.M.)

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
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>	86	87
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>	86	88
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



## Garth Road, Ockendon Village £650,000

- THREE BEDROOMS WITH ADDITIONAL LOFT ROOM
- FOUR BATHROOMS
- DETACHED GARAGE
- MULTIPLE VEHICLE GATED OFF STREET PARKING
- NO ONWARD CHAIN
- CLOSE TO OCKENDON C2C STATION
- LUXURY NEWLY BUILT 2019 CHALET BUNGALOW
- DETACHED CHALET BUNGALOW



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:

### Hallway

Inset spotlights to ceiling, under stairs storage space, built in storage cupboard, tiled flooring, stairs to first floor.

### Bedroom One

4.54m x 3.31m (14' 11" x 10' 10") Inset spotlights to ceiling, double glazed windows to rear, fitted carpet.

### Ensuite Bathroom

Comprising low level flush WC, hand wash basin, shower cubicle, opaque double glazed window to side, chrome hand towel radiator, tiles splash backs, tiled flooring.

### Bedroom Two

4.27m > 3.31m (14' 0" > 10' 10") x 3.72m (12' 2") Inset spotlights to ceiling, double glazed windows to front, fitted carpet.

### Ensuite Bathroom

Comprising low level flush WC, hand wash basin, shower cubicle, opaque double glazed window to front, chrome hand towel radiator, tiled splash backs, tiled flooring.

### Bedroom Three

3.15m x 2.37m (10' 4" x 7' 9") Inset spotlights to ceiling, double glazed windows to front, fitted carpet.



### Bathroom

3.25m x 2.15m (10' 8" x 7' 1") Inset spotlights to ceiling, opaque double glazed windows to side, low level flush WC, free standing Victorian style roll-top bath with shower attachment, shower cubicle, hand wash basin, chrome hand towel radiator, tiled splash backs, tiled flooring.

### Open Plan Kitchen / Lounge / Diner

7.82m > 4.36m (25' 8" > 14' 4") x 6.55m > 4.26m (21' 6" > 14' 0") Inset spotlights to ceiling, double glazed windows to rear and side, bi-folding doors to rear, French doors to side, tiled flooring throughout, kitchen area has range of matching wall and base units, granite work surfaces, one and half bowl inset sink and granite drainer with extendable chrome mixer tap, integrated oven, five ringed electric hob, extractor hood, American style fridge freezer, breakfast bar island with granite work surface and range of base units.

## FIRST FLOOR

### Landing

Built in storage cupboard, fitted carpet.

### Loft Room

4.19m x 4.4m (13' 9" x 14' 5") > 3.41m (11' 2") Inset spotlights to ceiling, skylight windows to ceiling, radiator, built in storage cupboard housing boiler, fitted carpet.

### Ensuite bathroom

5.65m x 1.66m (18' 6" x 5' 5") Skylight window to ceiling, storage in eaves, half carpeted for dressing area, remainder tiled flooring, tiled splash backs, panelled bath with shower attachment, low level flush WC, hand wash basin, radiator.

## EXTERIOR

### Rear Garden

Approximately 78ft – Immediate patio area, remainder laid to lawn, access to front both sides.

### Side Garden

Approximately 52ft width – Immediate patio area, remainder laid to lawn.

### Detached Garage

6.0m x 3.18m (19' 8" x 10' 5") Power and lighting, metal up and over door to front.

### Immediate Frontage

Approximately 52ft – Hard standing for off street parking.