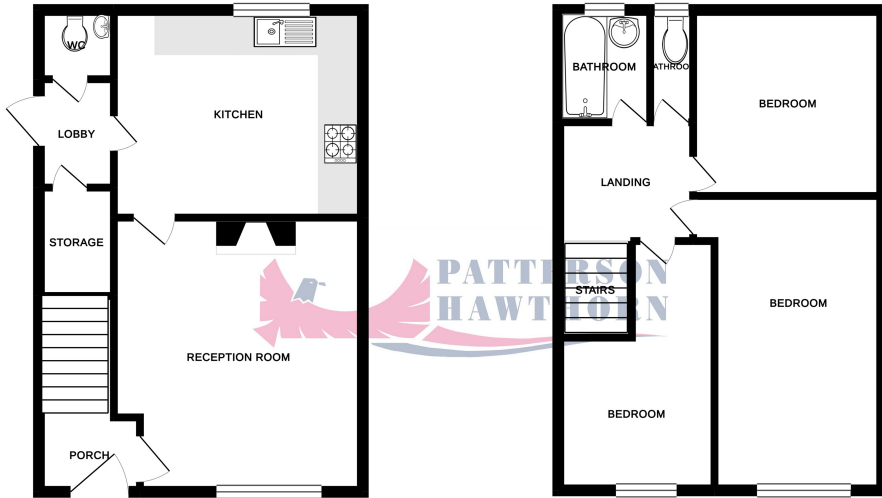


GROUND FLOOR  
395 sq. ft. (36.7 sq. m.) approx.

1ST FLOOR  
394 sq. ft. (36.6 sq. m.) approx.



TOTAL FLOOR AREA: 789 sq. ft. (73.3 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
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		83
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	67	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

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

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		85
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	68	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

**Cample Lane, South Ockendon**  
**Guide Price £325,000**

- THREE BEDROOMS
- END OF TERRACE HOUSE
- APPROX 55FT SIDE PLOT
- LAPSED PP FOR SINGLE SIDE EXTENSION
- DETACHED GARAGE
- GOOD CONDITION THROUGHOUT
- GROUND FLOOR WC
- MULTI VEHICLE 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.

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## **GROUND FLOOR**

### **Front Entrance**

Via uPVC door into storm porch, double glazed windows to both sides and front, tiled flooring, second door uPVC into:

### **Hallway**

Radiator to side, tiled flooring, stairs to first floor.

### **Lounge**

4.61m x 3.78m (15' 1" x 12' 5") Double glazed windows to front, radiator, wood grain effect laminate flooring.

### **Kitchen / Diner**

4.62m x 2.53m (15' 2" x 8' 4") Inset spotlights to ceiling, 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 double cooker, four ringed gas hob, extractor hood, space and plumbing for washing machine, space and plumbing for dishwasher or dryer, space for free standing fridge freezer, tiled splash backs, radiator, tiled flooring, hardwood door leading to:

### **Rear Lobby Area**

Tiled flooring, large under-stairs storage cupboard, uPVC rear door opening to side and rear garden.

### **Ground Floor WC**

Comprising low level flush WC, hand wash basin, tiled walls, tiled flooring.



## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling, double glazed windows to side, built in storage cupboard, fitted carpet.

### **Bedroom One**

3.43m x 3.26m (11' 3" x 10' 8") Double glazed windows to front, radiator, fitted carpet.

### **Bedroom Two**

3.52m x 2.55m (11' 7" x 8' 4") x 2.96m (9' 9") Double glazed windows to rear, radiator, built in storage cupboards, fitted carpet.

### **Bedroom Three**

2.3m x 2.13m (7' 7" x 7' 0") Double glazed windows to front, radiator, built in storage cupboard, fitted carpet.

### **Bathroom**

Comprising opaque double glazed windows to rear, panelled bath with shower attachment, hand wash basin, radiator, tiled walls, wood grain effect laminate flooring.

### **Separate WC**

Comprising opaque double glazed window to rear, low level flush WC, tiled walls, wood grain effect vinyl flooring.

## **EXTERIOR**

### **Rear Garden (Irregular Shaped)**

Approximately 49ft - Immediate wrap around hard standing area, remainder laid to lawn with various bush and plant borders, detached garage to side.

## **FRONT EXTERIOR**

### **Side Plot**

Approximately 55ft - Hard standing driveway in front of garage for off street parking, part laid to lawn part gravelled for further off street parking.

