GROUND FLOOR 450 sq.ft. (41.8 sq.m.) approx. 1ST FLOOR 450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 901 sq.ft. (83.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other liens are approximate and no responsibility is taken for any error prospective purchaser. The self-responsibility is to the control of the self-responsibility of the self-res

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100)		
(81-91) <b>B</b>		85
(69-80)		
(55-68)	61	
(39-54)		
(21-38)		
(1-20)		
Not energy efficient - higher running costs		
	EU Directive 2002/91/EC	$\langle \cdot \rangle$

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 repsentation 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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# Dent Close, South Ockendon £370,000

- THREE BEDROOMS END OF TERRACE HOUSE
- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- RE-FITTED KITCHEN
- GROUND FLOOR WC & FIRST FLOOR BATHROOM
- SECLUDED LOCATION WITHIN QUIET CUL-DE-SAC
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- IDEAL FIRST TIME BUY





#### **GROUND FLOOR**

#### **Front Entrance**

Vial uPVC door opening into:

# Hallway

Under-stairs, storage space, radiator, laminate flooring, stairs to first floor.

# **Ground Floor WC**

Opaque double glazed window to front, low level flush WC, hand wash basin inset within base units, tiled splash back, radiator, laminate flooring.

### **Reception Room One**

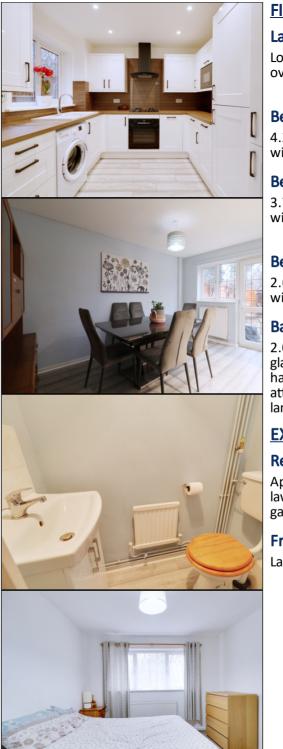
4.02m x 3.45m (13' 2" x 11' 4") Double glazed windows to front, radiator, laminate flooring.

## **Reception Room Two**

 $3.97m \times 2.64m (13'0" \times 8'8")$  Double glazed windows. uPVC framed door to rear opening to rear garden, radiator, laminate flooring.

#### Kitchen

2.82m x 2.6m (9'3" x 8'6") Inset, spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset butler-style sink and drainer with mixer tap, oven, gas hob, extractor hood, integrated fridge, integrated freezer, space and plumbing for washing machine, splash backs, laminate flooring.



#### **FIRST FLOOR**

#### Landing

Loft hatch to ceiling, airing cupboard, built-in over-stairs storage cupboard, fitted carpet.

#### **Bedroom One**

4.28m x 2.7m (14' 1" x 8' 10") Double glazed windows to front, radiator, fitted carpet.

#### **Bedroom Two**

3.7m x 3.2m (12' 2" x 10' 6") Double glazed windows to rear, radiator, fitted carpet.

#### **Bedroom Three**

2.62m x 2.35m (8' 7" x 7' 9") Double glazed windows to front, radiator, fitted carpet.

#### **Bathroom**

2.04m x 2.07m (6' 8" x 6' 9") Opaque double glazed windows to rear, low level flush WC, hand wash basin, panelled bath with shower attachment, part tiled walls, radiator, tile effect laminate flooring.

#### **EXTERIOR**

#### **Rear Garden**

Approximately 23' Part paved partly laid to lawn, timber shed, access to rear via timber gate.

# **Front Exterior**

Laid to lawn front garden.