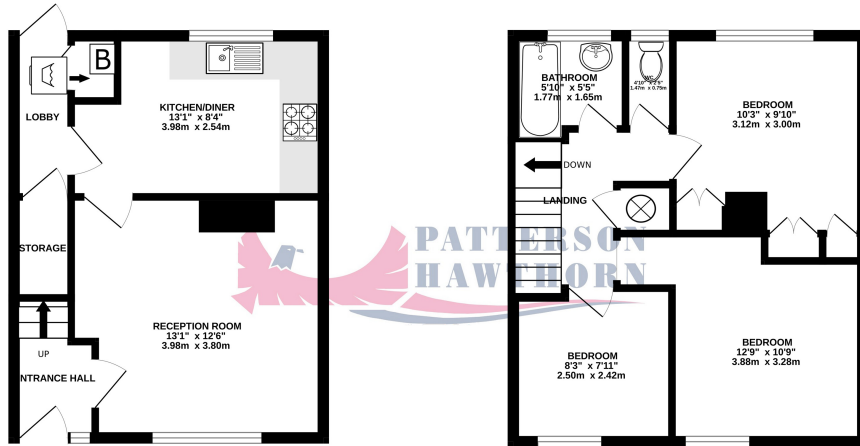


GROUND FLOOR  
327 sq.ft. (30.3 sq.m.) approx.


1ST FLOOR  
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 702 sq.ft. (65.2 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.  
Made with Metropix 12/2025

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	66	82
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## Cawdor Avenue, South Ockendon £350,000

- THREE BEDROOM TERRACED HOUSE
- 90' REAR GARDEN
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING)
- 13' MODERN KITCHEN/DINER
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO BUSES, STATION, A13 & M25
- APPROX 10 MIN DRIVE TO LAKESIDE SHOPPING CENTRE
- POTENTIAL OFF STREET PARKING
- IDEAL FIRST TIME BUY



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 hardwood door opening into:

### **Entrance Hall**

Obscure windows to front, eye-level storage cupboard housing fuse box and electricity meter, radiator, laminate flooring, stairs to the first floor.

### **Reception Room**

3.98m x 3.79m (13' 1" x 12' 5") Double glazed windows to front, radiator, feature fireplace, laminate flooring.

### **Kitchen / Diner**

3.97m x 2.54m (13' 0" x 8' 4") Spotlight bar to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate works surfaces, inset sink & drainer with mixer tap, integrated oven, four ring gas hob, extractor hood, space for freestanding fridge freezer, tiled splash backs, vinyl flooring, radiator, hardwood door to side opening into:

### **Rear Lobby Area**

Built-in storage cupboard housing boiler with space and plumbing for washing machine, vinyl flooring, uPVC double glazed door opening to rear garden, large under-stairs storage cupboard.

## FIRST FLOOR

### **Landing**

Loft hatch to ceiling, airing cupboard, fitted carpet.

### **Bedroom One**

3.28m (Max) x 3.1m (10' 9" x 10' 2") Double glazed windows to front, radiator, fitted carpet.

### **Bedroom Two**

3.55m (Into built in storage cupboard) x 2.99m (11' 8" x 9' 10") Double glazed windows to rear, radiator, built in storage cupboard, fitted carpet.

### **Bedroom Three**

2.5m x 2.42m (8' 2" x 7' 11") (Max) Double glazed windows to front, radiator, fitted carpet.

### **Bathroom**

1.77m x 1.66m (5' 10" x 5' 5") (Max) Obscure double glazed windows to rear, panelled bath, hand wash basin, radiator, part tiled walls, vinyl flooring.

### **Separate WC**

1.46m x 0.74m (4' 9" x 2' 5") Double glazed windows to rear, low-level flush WC, laminate flooring.

## EXTERIOR

### **Rear Garden**

Approximately 90' Part paved and part laid to lawn, timber shed, access to front via timber gate through shared walkway.

### **Front Exterior**

Laid to Lawn front garden, hard standing path and flowerbed border.

