



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Cullen Square, South Ockendon

£375,000

- EXTENDED THREE BEDROOM END OF TERRACE HOUSE
- NO ONWARD CHAIN
- THREE RECEPTIONS & CONSERVATORY
- 18' ATTACHED GARAGE
- 31' WELL MAINTAINED, LANDSCAPED REAR GARDEN
- GATED OFF STREET PARKING
- POTENTIAL TO FURTHER EXTEND, LIKE NEIGHBOURS (SUBJECT TO PLANNING)
- UNOVERLOOKED TO FRONT
- EPC RATING D & COUNCIL TAX BAND C



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 double glazed uPVC door opening into porch; double glazed windows to side and front, carpet tiled flooring, second front entrance via hardwood door opening into:

Entrance Hall

Obscure glass window tiles to front, small eye-level storage cupboard housing electricity meter and fuse box, fitted carpet, radiator, stairs to first floor, access to:

Reception Room One

4.26m x 4.13m (14' 0" x 13' 7"). Double glazed windows to front, feature electric fireplace, radiator, fitted carpet.

Double Reception Room Two (Dining Area & Breakfast Room)

4.25m x 2.17m (13' 11" x 7' 1"). Double glazed windows to rear, understairs storage cupboard, carpet tiled flooring, hardwood stable-style door to rear side opening into:

Conservatory

3.16m x 1.86m (10' 4" x 6' 1"). Double glazed windows to rear, corrugated plastic roof, carpet tiled flooring, double glazed uPVC door to rear opening to rear garden.



Kitchen

3.16m x 2.39m (10' 4" x 7' 10"). Double glazed windows to rear, a range of matching wall and base units, laminate worksurfaces, double inset sink and drainer with mixer tap, four ring electric hob, extractor hob, integrated double oven, space and plumbing for washing machine and dishwasher, space for freestanding fridge freezer, part tiled walls, tiled flooring.

FIRST FLOOR

Landing

Loft hatch to ceiling with integral pull-down ladder leading to part boarded loft housing boiler, double glazed window to side, airing cupboard, fitted carpet.

Bedroom One

3.77m x 3.16m (12' 4" x 10' 4"). Double glazed windows to front, radiator, fitted wardrobes, built-in storage cupboard, fitted carpet,

Bedroom Two

3m x 1.95m (9' 10" x 6' 5"). Double glazed windows to rear, radiator, fitted wardrobes, fitted carpet.

Bedroom Three

3.09m x 2.24m (10' 2" x 7' 4"). Double glazed window to front, radiator, fitted wardrobe and built-in storage cupboards.

Shower Room

Obscure double glazed window to rear, high-level flush WC, hand wash basin set on base units, shower cubicle, radiator, part tiled walls, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 31'. Part paved and partly laid to artificial grass and decorative pebbles, raised brick flowerbed border to front, flowerbed borders to side and rear, access to garage to side.

Attached Garage

5.66m x 3.58m (18' 7" x 11' 9") > 2.35m (7' 9") Power and lighting, metal up and over door to front and door to rear.

Front Exterior

Small decorative front garden, remainder paved, gated off street parking.

