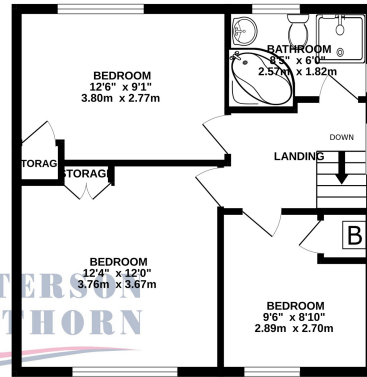
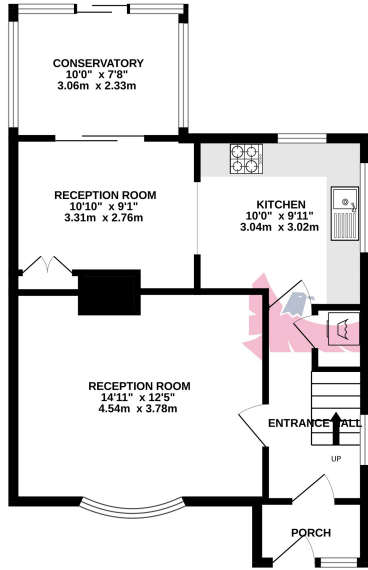


GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.

1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 989 sq.ft. (91.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 i2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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Ockendon@pattersonhawthorn.co.uk



Orchard Road, South Ockendon £425,000

- THREE BEDROOM SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- HIGHLY SOUGHT AFTER ROAD
- TWO RECEPTION ROOMS
- CONSERVATORY
- FOUR PIECE FAMILY BATHROOM
- OFF STREET PARKING FOR 3 CARS
- 53' REAR GARDEN



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GROUND FLOOR

Front Entrance

Via uPVC framed double glazed single door opening into porch; double glazed windows to front, feature wall panelling, laminate flooring, second front entrance via uPVC door opening into:

Entrance Hall

Double glazed windows to side, under stairs storage cupboard with space and plumbing for washing machine, radiator, laminate flooring, stairs to first floor.

Reception Room One

4.54m x 3.77m (14' 11" x 12' 4"). Double glazed windows to front, feature fireplace, radiator, laminate flooring.

Kitchen

3.04m x 3.02m (10' 0" x 9' 11"). Inset spotlights to ceiling, double glazed windows to side and rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ring gas hob, extractor hood, space and plumbing for dishwasher, space for freestanding fridge freezer, tiled splash backs, tile effect laminate flooring.

Reception Room Two

3.31m x 2.77m (10' 10" x 9' 1"). Spotlight bar to ceiling, built-in storage cupboards, radiator, tile effect laminate flooring, uPVC framed double glazed sliding door to rear opening into:



Conservatory

3.06m x 2.34m (10' 0" x 7' 8"). Windows throughout, sliding door to rear opening to rear garden, tiled flooring.

FIRST FLOOR

Landing

Loft hatch to ceiling with integral pull-down ladder leading to insulated loft, double glazed windows to side, fitted carpet.

Bedroom One

3.77m x 3.67m (12' 4" x 12' 0"). Double glazed windows to front, radiator, built-in storage cupboard, laminate flooring.

Bedroom Two

3.8m x 2.77m (12' 6" x 9' 1"). Double glazed windows to rear, built in storage cupboard, radiator, laminate flooring.

Bedroom Three

2.89m x 2.72m (9' 6" x 8' 11"). Double glazed windows to front, radiator, laminate flooring, built in over-stairs storage cupboard.

Bathroom

2.56m x 1.82m (8' 5" x 6' 0") (Max) Obscure double glazed windows to side and rear, corner bath with shower attachment, separate shower cubicle, low-level flush WC, hand wash basin, tiled walls, radiator, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 53'. Immediate patio, remainder laid to lawn with raised brick flowerbed boards, brick shed, access to front via timber gate.

Front Exterior

Fully paved giving off street parking for three cars.