



GROUND FLOOR



1ST FLOOR

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

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Chelmer Drive, South Ockendon £475,000

- THREE DOUBLE BEDROOM END OF TERRACE HOUSE
- EPC RATING C & COUNCIL TAX BAND D
- DOUBLE STOREY SIDE EXTENSION
- EXCELLENT CONDITION THROUGHOUT
- 58' x 40' REAR GARDEN (APPROX)
- THREE RECEPTIONS INCLUDING POTENTIAL 4TH BEDROOM
- 13' x 11' RE-FITTED KITCHEN/DINER
- UTILITY ROOM





GROUND FLOOR

Front Entrance

Via composite door opening into:

Entrance Hall

Radiator, laminate flooring, stairs to first floor.

Reception Room One `

4.38m x 3.49m (14' 4" x 11' 5") Double glazed windows to front, radiator, laminate flooring.

Reception Room Two

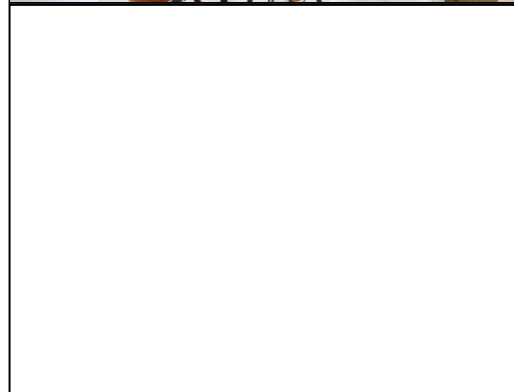
3.1m x 2.39m (10' 2" x 7' 10") Understairs storage cupboard, radiator, laminate flooring, uPVC framed double glazed double doors to rear opening to rear garden.

Kitchen / Diner

4.24m x 3.45m (13' 11" x 11' 4") > 3.09m (10' 2") Inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, tiled splashbacks, laminate flooring, space for large cooker, extractor hood, one and a half bowl inset sink and drainer with extendable mixer tap, space for American style fridge freezer laminate flooring.

Utility Room

3.43m x 1.21m (11' 3" x 4' 0") Double glazed windows to side and rear, laminate worksurfaces with space and plumbing for washing machine and space for tumble dryer under, boiler, radiator, tiled flooring, uPVC door to side opening to side and rear garden.



Office / Potential Fourth Bedroom

3.19m x 1.68m (10' 6" x 5' 6") Inset spotlights to ceiling, double glazed windows to front, radiator, tiled flooring.

FIRST FLOOR

Landing

Loft hatch to ceiling with integral pull-down ladder leading to boarded loft, airing cupboard, fitted carpet.

Bedroom One

4.54m (Max) x 2.58m (14' 11" x 8' 6") Double glazed windows to front, radiator, built-in over-stairs storage cupboard, laminate flooring.

Bedroom Two

3.23m x 3.21m (10' 7" x 10' 6") (Max) Double glazed windows to rear, radiator, feature exposed brick wall, laminate flooring.

Bedroom Three

4.54m x 2.31m (14' 11" x 7' 7") > 1.87m (6' 2") Double glazed windows to rear, radiator, laminate flooring.

Bathroom

3.18m x 1.89m (10' 5" x 6' 2") Inset spotlights to ceiling, obscure double glazed windows to front, P-shaped panelled bath, shower, low level flush WC, hand wash basin set on drawer units, chrome hand towel radiator, part tiled walls, tiled flooring.

Shower Room

2.13m (Max) x 1.98m (7' 0" x 6' 6") Inset spotlights to ceiling, low-level flush WC, hand wash basin set on base units, integral rainfall shower cubicle, chrome hand towel radiator, part tiled walls, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 58' x 40' Immediate wrap-around patio, remainder laid to lawn with bush and plant borders, access to front via metal gate.

Front Exterior

Part laid to decorative pebbles and part hard standing giving off street parking for three cars.