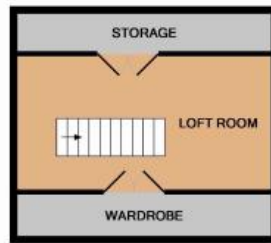


GROUND FLOOR



1ST FLOOR




2ND FLOOR


Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
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**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		<b>67</b>
(39 to 54) <b>E</b>	<b>47</b>	
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		<b>65</b>
(39 to 54) <b>E</b>	<b>43</b>	
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

**Humber Avenue, South Ockendon  
Guide Price £300,000**

- THREE BEDROOMS WITH ADDITIONAL LOFT ROOM
- THREE FLOORS
- POPULAR LOCATION
- CLOSE TO AMENITIES & SCHOOLS
- EASY ACCESS TO A13, M25 & LAKESIDE
- IDEAL FIRST TIME BUY
- OFF STREET PARKING
- GUIDE PRICE £300,000 - £320,000



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 with fixed obscure window panels into:

### Hallway

Inset spotlights to ceiling, radiator to side, tiled flooring.

### Lounge

16' 4" x 13' 1" (4.98m x 4.00m) Coving to ceiling, double glazed leaded fixed and casement bay window with opening fan lights to front aspect, radiator to front, wood grain effect laminate flooring.

### Kitchen

16' 5" x 8' 4" (5.00m x 2.53m) Inset spotlights to ceiling, uPVC framed double glazed fixed and casement window with opening fan light to rear aspect, range of matching wall and base units, laminate work surface, inset sink and drainer with chrome mixer tap, integrated oven, four ringed gas hob, extractor hood, space and plumbing for washing machine, space for free standing fridge freezer, radiator to side, tiled splash backs, tiled flooring, understairs storage cupboard, rear door is uPVC framed with fixed double glazed window panel opening to:

## FIRST FLOOR

### Landing

Inset spotlights to ceiling, fitted carpet, stairs to:



### Bedroom One

11' 6" x 10' 8" (3.51m x 3.24m) Spotlights to ceiling, double glazed leaded fixed and casement windows with opening fan light to front aspect, radiator to front, fitted carpet.

### Bedroom Two

10' 2" x 9' 9" (3.10m x 2.97m) Spotlights to ceiling, uPVC double glazed fixed and casement window with opening fan light to rear aspect, radiator to side, fitted carpet.

### Bedroom Three

7' 1" x 6' 11" (2.17m x 2.10m) Double glazed leaded fixed and casement window with opening fan light to front aspect, radiator to front, fitted carpet.

### Bathroom

uPVC framed double glazed opaque fixed windows with opening fan lights to rear aspect, panelled bath with shower attachment, low level flush WC, wash basin, tiled splash backs, vinyl flooring.

## SECOND FLOOR

### Loft Room

18' 9" x 8' 11" (5.71m x 2.71m) Inset spotlights to ceiling, skylight window to rear ceiling, storage in eaves, (restricted head height due to eaves), radiator to side, fitted carpet, stairs to:

## EXTERIOR

### Rear Garden

Approximately - 43ft Immediate patio area, large timber shed to rear, remainder laid to lawn, side access to front via wrought iron gate through shared walkway.

### Front Exterior

Fully paved for off street parking.