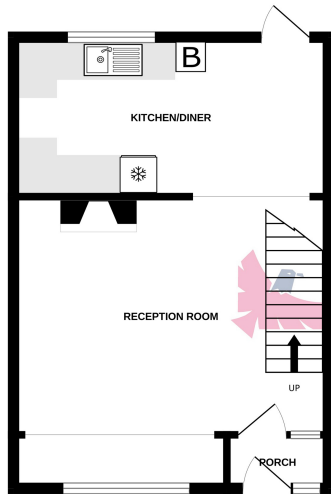
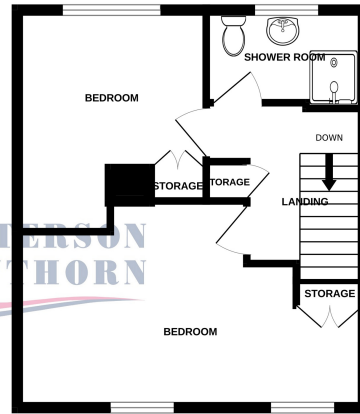


GROUND FLOOR  
379 sq.ft. (35.2 sq.m.) approx.




1ST FLOOR  
370 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA: 748 sq.ft. (69.5 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 here have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Menqix 12/2023

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## Araglen Avenue, South Ockendon £335,000

- TWO BEDROOMS TERRACES HOUSE
- NO ONWARD CHAIN
- EXTENDED TO FRONT GIVING 16' RECEPTION ROOM
- 18' MAIN BEDROOM WITH POTENTIAL TO CONVERT INTO TWO
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)
- CUL-DE-SAC (NO THROUGH ROAD) LOCATION
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO STATION, BUSES & MAJOR ROADS
- 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 uPVC door opening into porch, fixed double glazed window to front, tiled flooring, second front entrance via hardwood framed door opening into:

### **Reception Room**

4.99m x 4.94m (16' 4" x 16' 2") Double glazed windows to front, two radiators, feature exposed brick fireplace, laminate flooring, stairs to first floor.

### **Kitchen / Diner**

5.02m x 2.52m (16' 6" x 8' 3") Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, space for cooker, space and plumbing for washing machine, integrated fridge, integrated freezer, integrated dishwasher, tiled splash backs, laminate flooring, radiator, uPVC framed door to rear opening to rear garden.



## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling, airing cupboard housing water tank, fitted carpet.

### **Bedroom One**

5.64m x 3.28m (18' 6" x 10' 9") Double glazed windows to front, two radiators, fitted carpet.

### **Bedroom Two**

3.52m x 3.03m (11' 7" x 9' 11") Double glazed windows to rear, radiator, built-in storage cupboard, fitted carpet.

### **Shower Room**

2.55m x 1.47m (8' 4" x 4' 10") Inset spotlights to ceiling, double glazed windows to rear, low-level flush WC, hand wash basin inset within base units, rainfall shower cubicle, chrome hand towel radiator, part tiled walls, laminate flooring.



## **EXTERIOR**

### **Rear Garden**

Approximately 42' Immediate patio sheltered by timber pergola with corrugated plastic roof, remainder laid to lawn with bush and plant borders, timber shed to rear, access to front via timber gate through shared walkway.

### **Front Garden**

Laid to artificial grass with decorative pebble borders, paved pathway to front.

