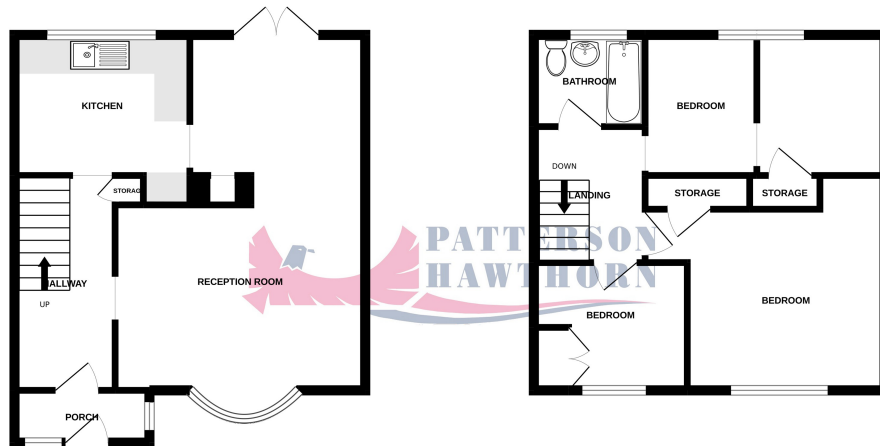



GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.

1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA: 876 sq.ft. (81.4 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 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 |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | 81 |
| (69-80) C | | |
| (55-68) D | 63 | |
| (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.



Broxburn Drive, South Ockendon

£325,000

- THREE BEDROOMS TERRACED HOUSE
- NO ONWARD CHAIN
- HUGE POTENTIAL TO REFURBISH/MODERNISE
- 18' OUTBUILDING WITH SHOWER ROOM/WC (UNFINISHED)
- SOUGHT AFTER LOCATION CLOSE TO AMENITIES & SCHOOLS
- EASY ACCESS TO A13 & M25 & LAKESIDE
- OFF STREET PARKING





GROUND FLOOR

Front Entrance

Via hardwood framed door opening into porch, double glazed windows to front and side, second front entrance via hardwood door opening into :

Hallway

Small eye-level storage cupboard housing fuse box and electricity meter, radiator, under-stairs storage space, built-in storage cupboard, stairs to first floor.

Reception Room One

4.45m x 3.23m (14' 7" x 10' 7") Bay windows to front, radiator, laminate flooring.

Reception Room Two (Open plan from Reception Room One)

3.12m x 2.49m (10' 3" x 8' 2") Built-in storage space, radiator, laminate flooring, uPVC framed double doors to rear opening to rear garden.

Kitchen

3.12m x 2.5m (10' 3" x 8' 2") Windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, space for large cooker with six ring gas hob, washing machine, integrated dishwasher, tiled splash backs, laminate flooring.

FIRST FLOOR

Landing

Loft hatch to ceiling, fitted carpet.



Bedroom One

3.77m x 3.51m (12' 4" x 11' 6") > 3.18m (10' 5") Windows to front, radiator, laminate flooring, built-in storage cupboard.

Bedroom Two (Currently split by stud wall into two separate rooms with no door)

4.26m x 2.47m (14' 0" x 8' 1") Windows to rear, radiator, fitted carpet, stud wall divide with no door, built-in storage cupboard.

Bedroom Three

2.76m x 2.28m (9' 1" x 7' 6") Window to front, radiator, built-in storage cupboard and shelving, fitted carpet.

Bathroom

1.9m x 1.63m (6' 3" x 5' 4") Opaque windows to rear, panelled bath, low level flush WC, hand wash basin, tiled walls, radiator, tiled flooring.

EXTERIOR

Rear Garden

Approximately 33' to front of outbuilding, immediate patio, remainder laid to artificial grass, timber shed, access to front through metal gate and timber gate via shed walkway.

Outbuilding

5.61m x 3.31m (18' 5" x 10' 10") Inset spotlights to ceiling, tiled bar area, built-in storage units, porcelain tiled flooring, uPVC framed bi-folding doors to front.

Ensuite Shower Room (Unfinished)

3.29m x 1.52m (10' 10" x 5' 0") Low-level flush WC, hand wash basin, tiled walls, porcelain tiled flooring.

Unnamed room

2.52m x 2.2m (8' 3" x 7' 3") Part tiled walls.

Front Exterior

Part paved giving off street parking.