ENTRANCE HALL

STORAG

RECEPTION
115° x 212m

STORAG

RECEPTION
115° x 20°

3.48m x 3.27m

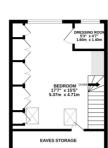
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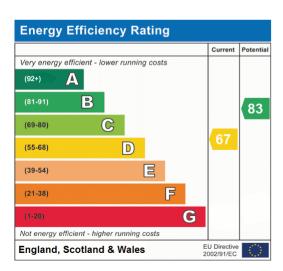
GROUND FLOOR 629 sq.ft. (58.4 sq.m.) approx



TOTAL FLOOR AREA: 1341 sq.ft. (124.6 sq.m.) approx.

Whits every attempt has been made to ensure the accuracy of the floorpian contained here, measurement of doors, windows, comes and any other terms are approximate and no responsibles is selent for any error cression or mis-statement. This plan is for flustrative purposes only and should be used as such by any prospective purchase. The services, splaces and applicance shown have not been extend and no guarantee.

1ST FLOOR 390 sq.ft. (36.2 sq.m.) approx



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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Blenheim Gardens, South Ockendon £460,000

- THREE BEDROOM SEMI DETACHED HOUSE
- CONVERTED GARAGE ROOM USED AS BEDROOM (ACCESS FROM GARDEN)
- SINGLE REAR AND DORMER LOFT EXTENSIONS
- TWO RECEPTIONS & UTILITY ROOM
- RE-FITTED, EXTENDED KITCHEN WITH LANTERN SKYLIGHT WINDOW
- 17' LOFT BEDROOM WITH DRESSING ROOM
- LARGE UNDER-STAIRS SPACE WITH HUGE POTENTIAL TO CONVERT
- FIRST FLOOR OFFICE





GROUND FLOOR

Front Entrance

Via composite door opening into:

Entrance Hall

Large under-stairs space, under-stairs storage cupboard, radiator, bespoke wooden panelling, modern tile effect laminate flooring, stairs to first floor.

Reception Room One

3.48m (Not including bay) x 3.27m (11' 5" x 10' 9") Double glazed bay windows to front, vertical gunmetal grey radiator, laminate flooring.

Reception Room Two (open plan from Reception Room One)

3.53m x 2.72m (11' 7" x 8' 11") Downlights, vertical gunmetal grey radiator, laminate flooring.

Utility Room

2.29m x 1.53m (7' 6" x 5' 0") Double glazed windows to side, space and plumbing for washing machine and tumble dryer, laminate flooring.

Kitchen

3.89m x 3.29m (12' 9" x 10' 10") Inset spotlights to ceiling, lantern skylight window to ceiling, a range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with mixer tap, five ring induction hob, extractor hood, integrated double oven, space and plumbing for American style fridge freezer, integrated dishwasher, tiled splash backs, vinyl flooring, uPVC framed double glazed double doors to rear opening to rear garden.







FIRST FLOOR

Landing

Obscure double glazed windows to side, fitted carpet.

Bedroom Two

4.54m (Into bay) x 3.27m (14' 11" x 10' 9") Double glazed bay windows to front, radiator, fitted wardrobes and drawer units, laminate flooring.

Bedroom Three

 $3.55m \times 3.21m (11' 8" \times 10' 6")$ Double glazed windows to rear, built in storage cupboard housing boiler, radiator, laminate flooring.

Office

2.48m x 1.79m (8' 2" x 5' 10") Double glazed windows to front, radiator, laminate flooring, stairs to second floor.

Bathroom

2.49m x 1.84m (8' 2" x 6' 0") Obscure double glazed windows to rear and side, p-shaped panelled bath, shower, low level flush WC, hand wash basin set on base units, chrome hand towel radiator, tiled walls, tiled flooring.

SECOND FLOOR

Bedroom One

 $5.37m \times 4.67m$ (Into fitted wardrobes) (17' 7" x 15' 4") Inset spotlights to ceiling, two skylight windows to front ceiling, double glazed windows to rear, fitted wardrobes, laminate flooring, built-in desk and drawer unit, radiator, storage in eaves to front.

Dressing Room

1.69m x 1.39m (5' 7" x 4' 7") Double glazed windows to rear, inset spotlights to ceiling, laminate flooring.

Attached Converted Garage / Bedroom Four

 $4.88m \times 1.96m (16' 0" \times 6' 5")$ Inset spotlights to ceiling, double glazed windows to front, electric heater, laminate flooring.

EXTERIOR

Rear Garden

Approximately 60' (Max) Paved area to side, remainder laid to lawn with patio to rear, timber shed.

Front Exterior

Fully paved giving off street parking.