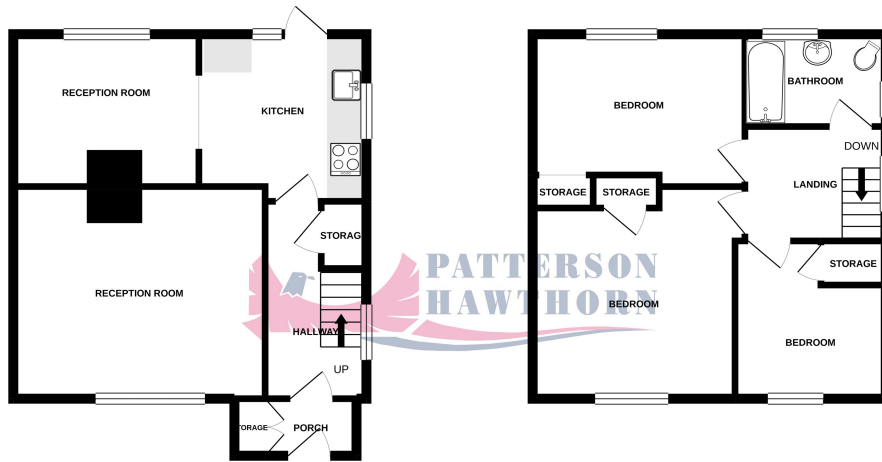


GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.

1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.




TOTAL FLOOR AREA: 914 sq.ft. (84.9 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
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		84
(69 to 80) C	70	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Orchard Road, South Ockendon Guide Price £400,000

- THREE LARGE BEDROOMS SEMI DETACHED HOUSE
- IMMACULATELY MAINTAINED & PRESENTED THROUGHOUT
- TWO RECEPTION ROOMS
- WELL PRESENTED REAR GARDEN WITH SHELTERED PATIO, EXTERNAL WC & DETACHED TIMBER OUTBUILDING
- OFF STREET PARKING FOR THREE CARS
- POPULAR ROAD CLOSE TO AMENITIES & SCHOOLS
- EASY ACCESS TO STATION A13 & M25



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 composite door, opening into:

Porch

Built-in storage cupboard, engineered oak flooring, second front entrance via hardwood door opening into:

Hallway

Double glazed window to side, radiator, under stairs storage cupboard housing gas and electricity meters and fuse box, engineered oak flooring, stairs to first floor.

Reception Room One

4.54m x 3.83m (14' 11" x 12' 7"). Double glazed windows to front, radiator, engineered oak flooring.

Kitchen

3.02m x 3.02m (9' 11" x 9' 11"). Double glazed window to side, inset spotlights to ceiling, a range of matching wall and base units, laminated work surfaces, inset sink with mixer tap, integrated oven, four ring induction hob, extractor hood, integrated washing machine, space for freestanding American style fridge freezer, tiled splash backs, tiled flooring, hardwood framed door opening to rear garden.

Reception Room Two

3.35m x 2.75m (11' 0" x 9' 0"). Double glazed windows to rear, radiator, tiled flooring.



FIRST FLOOR

Landing

Loft hatch to ceiling, double glazed windows to side, bamboo wood flooring.

Bedroom One

3.82m (max) x 3.65m (12' 6" x 12' 0") Double glazed windows to front, radiator, built-in storage cupboard, bamboo wood flooring.

Bedroom Two

3.83m x 2.75m (12' 7" x 9' 0"). Double glazed windows to rear, radiator, bamboo wood flooring, built-in storage cupboard.

Bedroom Three

2.9m x 2.75m (9' 6" x 9' 0"). Spotlight bar to ceiling, double glazed windows to front, radiator, built-in over stairs storage cupboard, bamboo wood flooring.

Bathroom

2.55m x 1.67m (8' 4" x 5' 6"). Opaque double glazed window to rear and side, low level flush WC, hand wash basin, P-shaped panelled bath with shower attachment, Chrome hand towel radiator, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approx. 66'. Immediate sheltered sand stone patio and external WC with corrugated plastic roof, brick built storage shed, detached timber outbuilding, remainder laid to lawn, access to front via timber gate.

Front Exterior

Fully paved giving off street parking for three cars.