



Garron Lane, South Ockendon

Guide Price £340,000

- THREE BEDROOMS
- SEMI DETACHED HOUSE
- DOUBLE STOREY SIDE EXTENSION
- ENSUITE TO MASTER
- ONWARD CHAIN
- OFF STREET PARKING
- TWO RECEPTION ROOM.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		79
(55 to 68) D	66	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		77
(55 to 68) D	63	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland		
EU Directive 2002/91/EC		

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GROUND FLOOR

Front Entrance

Via uPVC door with fixed double glazed leaded window panel opening to storm porch, uPVC framed double glazed fixed leaded window to front aspect, tiled flooring, second door is aluminium framed with fixed double glazed obscure window panels opening to:

Hallway

Coving to ceiling, radiator to side, wood grain effect laminate flooring, stairs to first floor.

Lounge

15' x 12' 2" (4.58m x 3.70m) Coving to ceiling, uPVC framed double glazed leaded fixed and casement windows with opening fanlights to front, radiator to front, wood grain effect laminate flooring.

Kitchen / Diner

18' 6" x 8' 5" (5.65m x 2.57m) Coving to ceiling, uPVC framed double glazed fixed and casement windows with opening fanlight to rear aspect, range of matching wall and base units, laminate work surface, one and half bowl inset sink and drainer with chrome mixer tap, space for cooker with four ringed gas hob, space for free standing fridge freezer, built in understairs storage cupboard, tiled splash backs, tile effect vinyl flooring, uPVC door to side with fixed double glazed obscure window panel opening to:

Utility Room (Irregular Shaped)

7' 6" x 5' 8" (2.28m x 1.72m) Range of matching wall and base units, laminate work surface, inset sink with chrome mixer tap, space and plumbing for washing machine, tiled splash backs, tile effect vinyl flooring, uPVC rear door with fixed double glazed obscure window panel opening to rear garden.



Second Reception Room / Bedroom (Irregular Shaped)

17' x 12' 11" (5.17m x 3.94m) > 6' 2" (1.89m) Inset spotlights to ceiling, coving to ceiling, uPVC framed double glazed leaded fixed and casement windows with opening fanlights to front, radiator to front, fitted carpet.

FIRST FLOOR

Landing

Loft hatch to ceiling, built in storage cupboard, fitted carpet.

Bedroom One

15' 3" x 10' 9" (4.66m x 3.27m) uPVC framed double glazed leaded fixed and casement windows with opening fanlights to front aspect, radiator to front, fitted carpet.

Ensuite Bathroom

uPVC framed double glazed leaded casement window to front aspect, low level flush WC, hand wash basin, shower cubicle, radiator to side, tiled splash backs, wood grain effect vinyl flooring.

Bedroom Two

11' 8" x 9' 9" (3.55m x 2.96m) uPVC framed double glazed fixed and casement windows with opening fanlight to rear aspect, radiator to rear, fitted carpet.

Bedroom Three

11' 10" x 7' 7" (3.60m x 2.32m) uPVC framed double glazed leaded fixed and casement window with opening fanlight to front aspect, radiator to front, fitted carpet.

Bathroom

uPVC framed double glazed opaque fixed and casement window with opening fanlight to rear aspect, panelled bath with shower attachment, low level flush WC, hand wash basin inset within base units, radiator to rear, tiled splash backs, tiled flooring.

EXTERIOR

Rear Garden

Approximately 8ft x 6ft - Immediate patio area, timber shed to rear, remainder laid to lawn.

Front Exterior

Paved for off street parking.