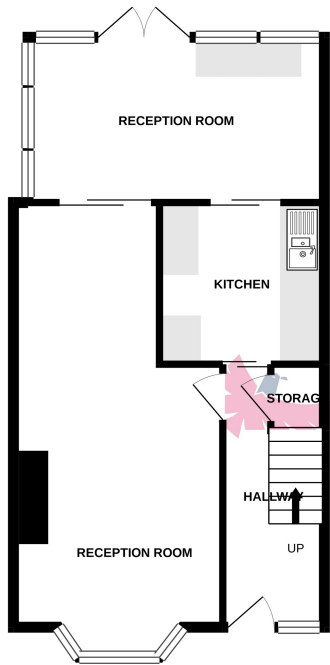
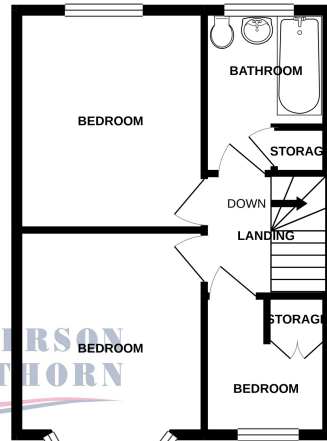


GROUND FLOOR
528 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 921 sq.ft. (85.6 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. Made with Merge4 v2021.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		87
(69 to 80) C		
(55 to 68) D		
(39 to 54) E	54	
(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	

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.



01708 400 400

Ockendon@pattersonhawthorn.co.uk



South Road, South Ockendon

Guide Price £375,000

- THREE BEDROOMS BAY FRONTED END OF TERRACE HOUSE
- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- MODERN DETACHED GARAGE WITH POWER & LIGHTING & PARKING TO REAR
- OVER 80' WELL MAINTAINED REAR GARDEN
- POTENTIAL TO EXTEND STPP
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO STATION, A13 & M25
- HIGHLY SOUGHT AFTER ROAD



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GROUND FLOOR

Front Entrance

Via aluminium framed door, opening into:

Hallway

Opaque double glazed window to front, under-stairs storage cupboard housing gas meter and boiler, radiator, fitted carpet, stairs to first floor.

Reception Room One

7.47m x 3.44m (24' 6" x 11' 3"). Double glazed bay windows to front, two radiators, feature electric fireplace, fitted carpet, aluminium framed sliding doors opening into:

Reception Room Two

4.86m x 2.72m (15' 11" x 8' 11"). Double glazed windows throughout. laminate work surface over a range of drawer and base units, laminate flooring, uPVC framed double doors to rear opening to rear garden, aluminium sliding doors opening into:

Kitchen

2.71m x 2.66m (8' 11" x 8' 9"). A range of matching wall and base units, laminate work surfaces, space for double cooker, space for fridge, space for freezer, one and a half bowl inset sink and drainer with mixer tap, tile effect vinyl flooring.



FIRST FLOOR

Landing

Loft hatch to ceiling, fitted carpet

Bedroom One

3.75m x 3.12m (12' 4" x 10' 3"). Double glazed bay windows to front, radiator, fitted carpet.

Bedroom Two

3.62m x 3.13m (11' 11" x 10' 3"). Double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

2.29m x 2.05m (7' 6" x 6' 9"). Double glazed windows to front, radiator, built in storage cupboards, fitted carpet.

Bathroom

2.7m (max) x 2.02m (8' 10" x 6' 8"). Opaque double glazed windows to rear, panelled bath with shower attachment, separate shower, hand wash basin, low level flush WC inset within base units, radiator, built-in storage cupboard housing water tank, tiled walls, vinyl tiled flooring.



EXTERIOR

Rear Garden

Approximately 88' (max). Immediate patio area, hardstanding path to centre, various bush, plant and flower bed borders, patio area to rear, two timber sheds, remainder laid to lawn, access to rear via timber gate, access to front via metal gate.

Detached Brick Garage

5.37m x 3.27m (17' 7" x 10' 9"). Power and lighting, metal electric up and over door to rear, hardwood door to front, off street parking to rear of garage.



Front Garden

Laid to lawn with hardstanding path and flowerbed borders.