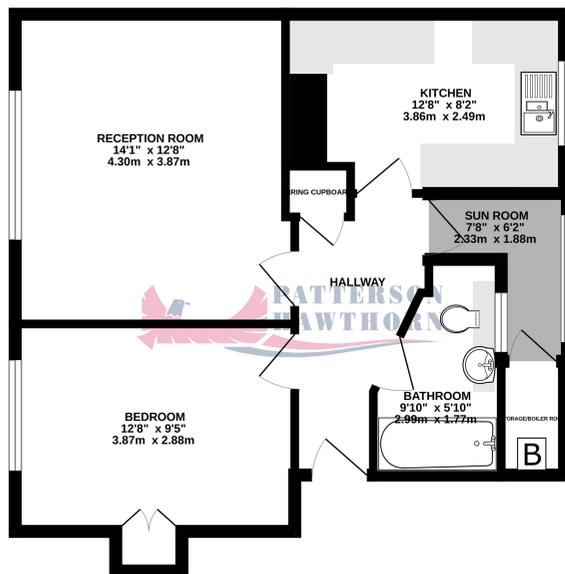


GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA - 522 sq.ft. (48.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors 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 exact positions and specifications shown have not been based 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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	55
(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.



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Elan Road, South Ockendon

Guide Price £200,000

- ONE BEDROOM FIRST FLOOR FLAT
- 75' X 26' LANDSCAPED PRIVATE REAR GARDEN
- IMMACULATELY PRESENTED THROUGHOUT
- 14' RECEPTION ROOM
- QUALITY FITTED WARDROBES TO BEDROOM
- CONVERTED BALCONY / SUN ROOM
- LOW CHARGES
- CLOSE TO SHOPS, AMENITIES & SCHOOLS



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GROUND FLOOR

Communal Entrance

Via security entrance phone, stairs to first floor.

Front Entrance

Via composite door opening into:

Entrance Hall

Wall mounted security entrance phone, radiator, airing cupboard, laminate flooring.

Reception Room

4.3m x 3.86m (14' 1" x 12' 8") > 3.74m (12' 3") Double glazed leaded light windows to front with wood venetian blinds, radiator, feature fireplace, laminate flooring.

Kitchen

3.87m x 2.5m (12' 8" x 8' 2") Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, space for double cooker, space and plumbing for washing machine, Integrated fridge, integrated freezer, breakfast bar area, radiator, tiled splash backs, tiled flooring.



Bathroom

2.89m x 1.76m (9' 6" x 5' 9") > 1.57m (5' 2") Obscure double glazed windows to rear, panelled bath, shower, low level flush WC, hand wash basin set on a laminate surface over a range of base units, chrome hand towel radiator, tiled walls, tiled flooring.

Bedroom

3.85m x 2.88m (12' 8" x 9' 5") Double glazed leaded light windows to front with wooden venetian blinds, radiator, fitted wardrobes and over-bed units, laminate flooring.

Sun Room (L-Shaped)

2.32m x 1.88m (7' 7" x 6' 2") (Max) Double glazed windows to rear, radiator, laminate flooring.

Boiler Room / Storage

1.58m x 0.9m (5' 2" x 2' 11") Space for tumble dryer, boiler.

EXTERIOR

Rear Garden

Approximately 75' x 26' Part paved, part laid to lawn, raised brick decorative borders, two large timber sheds with power and lighting, brick and block built surrounding walls, access via metal gate.

Front Exterior

On street parking.