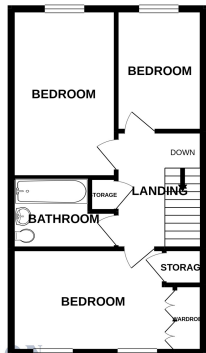
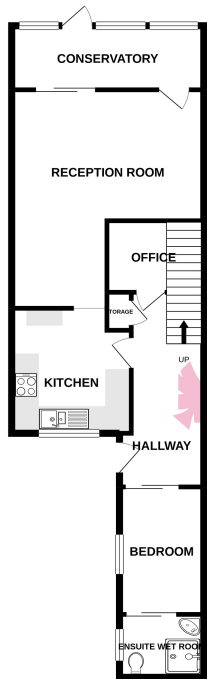


GROUND FLOOR
688 sq.ft. (63.9 sq.m.) approx.

1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 1147 sq.ft. (106.5 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 on 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 MyHome 10/2021

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	40	
(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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Rosemary Close, South

Ockendon

Guide Price £300,000

- FOUR BEDROOMS TERRACED HOUSE
- UNIQUE EXTENSION/ GARAGE CONVERSION TO FRONT
- 18' RECEPTION ROOM & CONSERVATORY
- 10' GROUND FLOOR BEDROOM WITH ENSUITE WET ROOM
- PRIVATE REAR & FRONT GARDENS
- 0.1 MILES TO OCKENDON C2C STATION



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GROUND FLOOR

Front Entrance

Via uPVC door opening into:

Hallway

Built in storage cupboard, electric storage heater, tiled flooring, stairs to first floor.

Large Storage Cupboard / Office

2.41m x 1.82m (7' 11" x 6' 0") Power and lighting, tiled flooring.

Ground Floor Bathroom

3.24m x 2.13m (10' 8" x 7' 0") Double glazed windows to side, electric storage heater, laminate flooring.

Ensuite Wet Room

2.13m x 1.6m (7' 0" x 5' 3") Opaque double glazed windows to side, low level flush WC, hand wash basin, shower, tiled splash backs, non-slip vinyl flooring.

Kitchen

3.19m x 3.04m (10' 6" x 10' 0") Double glazed windows to front, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated oven, four ringed electric hob, space and plumbing for washing machine, space for freestanding fridge freezer, space and plumbing for dishwasher, tiled splash backs, tile effect laminate flooring.

Reception Room

5.58m > 3.33m (18' 4" > 10' 11") x 4.87m > 2.42m (16' 0" > 7' 11") Aluminium framed sliding doors to rear opening into conservatory, single glass door to rear opening to conservatory, electric storage heater, laminate flooring.



Conservatory

4.68m x 1.61m (15' 4" x 5' 3") Double glazed windows to rear, tiled flooring, uPVC framed door to rear opening to rear garden.

FIRST FLOOR

Landing

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

Bedroom One

4.87m x 2.8m (16' 0" x 9' 2") Into fitted wardrobes, double glazed windows to front, fitted wardrobes, built in storage cupboard, electric storage heater, laminate flooring.

Bedroom Two

4.29m x 2.67m (14' 1" x 8' 9") Double glazed windows to rear, electric storage heater, laminate flooring.

Bedroom Three

3.11m x 2.16m (10' 2" x 7' 1") Double glazed windows to rear, electric storage heater, laminate flooring.

Bathroom

2.55m > 1.99m (8' 4" > 6' 6") x 1.81m (5' 11") Panelled bath, shower, low-level flush WC, hand wash-basin, part tiled walls, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 30ft - Mostly patio with various bush and plant flower borders, access to rear via timber gate.

Front Garden

Hard standing timber gate to front.