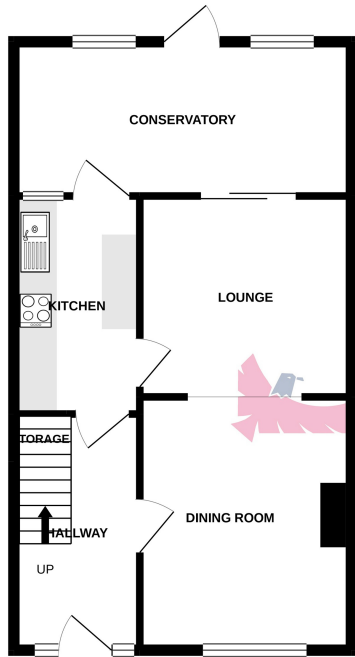
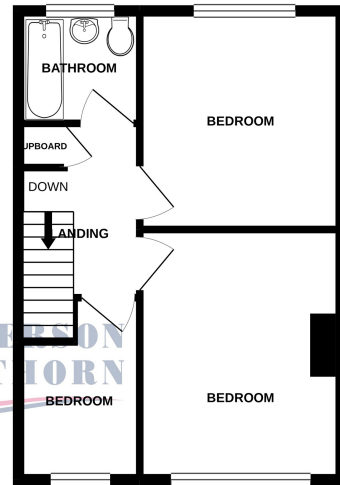


GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 954 sq.ft. (88.6 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 of operability or efficiency can be given. Made with Metagoo 4/2020

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		86
(69 to 80) C		
(55 to 68) D		
(39 to 54) E	40	
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A		
(81 to 91) B		86
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F	36	
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



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Alfred Road, South Ockendon £325,000

- THREE BEDROOMS
- END OF TERRACE HOUSE
- TWO RECEPTION ROOMS
- CONSERVATORY
- RE-FITTED KITCHEN
- DETACHED GARAGE
- CLOSE TO AMENITIES & SCHOOLS
- EASY ACCESS TO A13 & M25
- OFF STREET PARKING



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GROUND FLOOR

Front Entrance

Via composite door into:

Hallway

Opaque double glazed windows to front, under-stairs storage cupboard housing smart gas and electricity meters and fuse box, radiator, fitted carpet, stairs to first floor.

Dining Room

4.02m x 3.34m (13' 2" x 10' 11") Double glazed windows to front, radiator, fitted carpet.

Lounge

3.44m x 3.17m (11' 3" x 10' 5") Radiator, fitted carpet, uPVC framed sliding doors to rear opening into:

Conservatory

4.62m x 2.24m (15' 2" x 7' 4") Double glazed windows to rear, space and plumbing for washing machine, tile effect vinyl flooring, uPVC door to rear opening to rear garden.

Kitchen

3.44m x 1.99m (11' 3" x 6' 6") Windows to rear, range of matching wall and base units, beech wood work surfaces, inset sink and drainer with mixer tap, four ringed electric hob, extractor hood, integrated double oven, integrated fridge, integrated freezer, integrated dishwasher, tiled splash backs, tile effect vinyl flooring.



FIRST FLOOR

Landing

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

Bedroom One

4.04m x 3.21m (13' 3" x 10' 6") Double glazed windows to front, radiator, fitted carpet.

Bedroom Two

3.45m x 3.23m (11' 4" x 10' 7") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

2.9m > 2.06m (9' 6" > 6' 9") x 1.95m (6' 5") Double glazed windows to front, radiator, fitted carpet.

Bathroom

1.93m x 1.81m (6' 4" x 5' 11") Opaque double glazed windows to rear, low-level flush WC, hand wash basin, P-shaped panelled bath, shower, radiator, tiled walls, tiled effect vinyl flooring.

EXTERIOR

Rear Garden

Approximately 42ft - Double timber gate to rear, detached garage to rear, remainder laid to lawn, access to front via wrought iron gate.

Detached Garage (To Rear)

Power and Lighting, accessed via Handford Road.

Front Exterior

Gravelled giving off street parking for two vehicles.