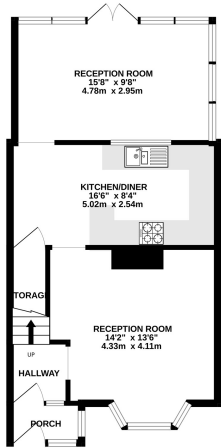
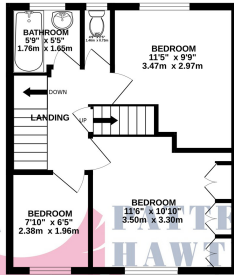


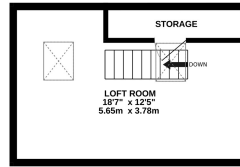
GROUND FLOOR
513 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



2ND FLOOR
230 sq.ft. (21.4 sq.m.) approx.



TOTAL FLOOR AREA: 1118 sq.ft. (103.9 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 Metropix 12/2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Fortin Way, South Ockendon

£395,000

- EXTENDED THREE BEDROOM TERRACED HOUSE
- ADDITIONAL 18' LOFT ROOM
- GOOD CONDITION THROUGHOUT
- OFF STREET PARKING FOR 2 CARS
- SOLAR PANELS TO FRONT & REAR
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO STATION, BUSES, MAJOR ROADS & LAKESIDE
- IDEAL FIRST TIME BUY
- STANDARD BRICK CONSTRUCTION



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.



GROUND FLOOR

Front Entrance

Via uPVC door opening into porch, double glazed windows to front and side, laminate flooring, second front entrance via hardwood door opening into:

Hallway

Obscure window to front, storage cupboard housing electricity meter and fuse box, radiator, laminate flooring, stairs to first floor.

Reception Room

3.98m x 3.77m (13' 1" x 12' 4") Double glazed bay windows to front, feature fireplace, laminate flooring.

Kitchen / Diner

5.01m x 2.54m (16' 5" x 8' 4") 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, integrated oven, four ring gas hob, extractor hood, space and plumbing for washing machine and dishwasher, space for tumble dryer, space and plumbing for American style fridge freezer, breakfast bar area, under stairs storage cupboard, tiled splash backs, tiled flooring.

Reception Room Two

4.78m x 2.95m (15' 8" x 9' 8") (Max) Double glazed windows throughout, radiator, laminate flooring, built in storage cupboard housing boiler, uPVC framed double doors to rear opening to rear garden



FIRST FLOOR

Landing

Fitted carpet hardwood door, stairs to second floor.

Bedroom One

3.49m x 3.3m (11' 5" x 10' 10") Double glazed windows to front, radiator, fitted wardrobes and over-bed unit, laminate flooring.

Bedroom Two

3.48m x 2.97m (11' 5" x 9' 9") (Max) Double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

2.37m x 1.82m (7' 9" x 6' 0") Double glazed windows to front, radiator, fitted bed unit with high-level storage cupboards and drawers, fitted carpet.

Bathroom

1.76m x 1.65m (5' 9" x 5' 5") Obscure double glazed windows to rear, panelled bath with shower attachment, separate shower, hand wash basin over base units, chrome radiator, tiled walls, tiled flooring.

Separate WC

Double glazed windows to rear, low level flush WC, tiled walls, tiled flooring.

SECOND FLOOR

Loft Room

5.65m x 3.78m (18' 6" x 12' 5") > 2.96m (9' 9") Inset spotlights to ceiling, two skylight windows to rear ceiling, electric heater, storage in eaves, fitted carpet,

EXTERIOR

Rear Garden

Approximately 55' Immediate wrap-around patio, remainder laid to lawn, two timber sheds to rear, access to front through metal gate via shared walkway.

Front Exterior

Paved giving off street parking for two cars.