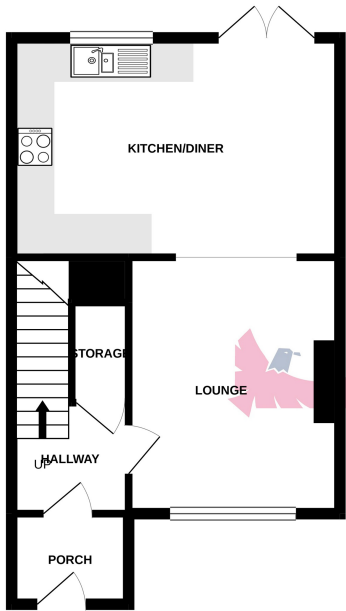
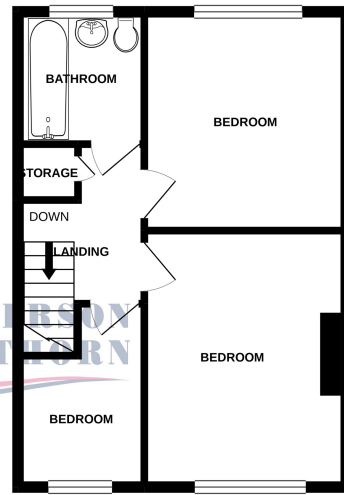


GROUND FLOOR
431 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 840 sq.ft. (78.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 Metapix ©2020



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D	69	70
(39 to 54) E		
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D	69	70
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Alfred Road, South Ockendon £325,000

- THREE BEDROOMS
- MID TERRACE HOUSE
- REFURBISHED & RE-RENDERED THROUGHOUT
- RE-FITTED KITCHEN & BATHROOM
- EXTENDED PORCH
- IDEAL FIRST TIME BUY
- NO ONWARD CHAIN



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GROUND FLOOR

Front Entrance

Via composite door into porch, wood grain effect laminate flooring, uPVC framed door opening into:

Hallway

Large built in storage cupboard, wood grain effect laminate flooring, stairs to first floor.

Lounge

4.01m x 3.31m (13' 2" x 10' 10") Inset spotlights to ceiling, double glazed windows to front, radiator, wood grain effect laminate flooring.

Kitchen / Diner

5.14m x 3.41m (16' 10" x 11' 2") Inset spotlights to ceiling, double glazed windows to rear, range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with chrome mixer tap, space and plumbing for washing machine, integrated oven, integrated microwave, integrated fridge, integrated freezer, integrated dishwasher, stone tiled splash backs, radiator to side, wood grain effect laminate flooring, uPVC framed double doors opening to rear garden.



FIRST FLOOR

Landing

Inset spotlights to ceiling, loft hatch to ceiling, built in storage cupboard housing water tank and boiler, fitted carpet.

Bedroom One

4.06m x 3.18m (13' 4" x 10' 5") Inset spotlights to ceiling, double glazed windows to front, radiator, fitted carpet.

Bedroom Two

3.42m x 3.17m (11' 3" x 10' 5") Inset spotlights to ceiling, double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

2.88m > 2.05m (9' 5" > 6' 9") x 1.95m (6' 5") Inset spotlights to ceiling, double glazed windows to front, built in eye-level storage cupboard, radiator, fitted carpet.

Bathroom

1.88m x 1.74m (6' 2" x 5' 9") Inset spotlights to ceiling, opaque double glazed windows to rear, low level flush WC, hand wash basin, panelled bath with shower, chrome hand towel radiator, tiled walls, wood grain effect laminate flooring.

EXTERIOR

Rear Garden

Approximately 40'ft x 17ft - Immediate raised patio area, patio area to rear, timber shed to rear, remainder laid to lawn, access to rear via timber gate.

Front Garden

Mostly laid to gravel slate with paved pathway to centre.

