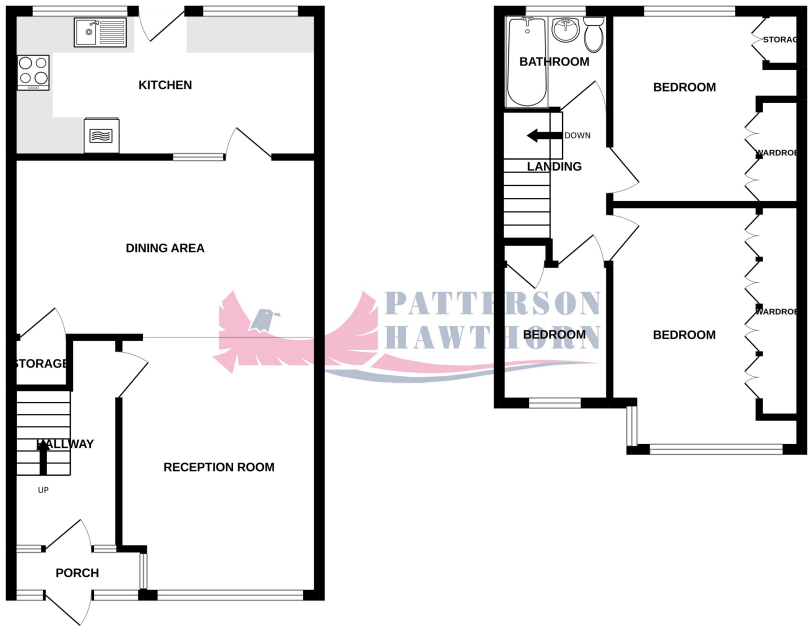
GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.

1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 914 sq.ft. (84.9 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.
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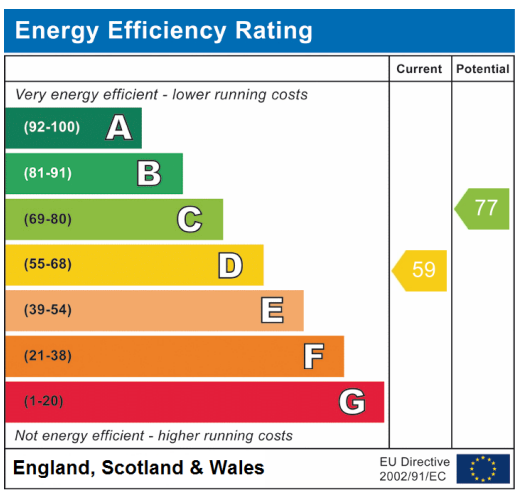

Appointments to view and offers to purchase must be made through Patterson Hawthorn. These particulars are produced for guidance only and do not form any part of an offer or Contract. These particulars, whilst believed to be accurate are to be used for guidance only and do not constitute any part of 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.

PATTERSON HAWTHORN

01708 500 000
Rainham@pattersonhawthorn.co.uk

Jersey Road, South Hornchurch

Guide Price £450,000

- EXTENDED THREE BEDROOMS TERRACE HOUSE
- PRESENTED TO A HIGH STANDARD THROUGHOUT
- 23' DOUBLE RECEPTION ROOM
- EXTENDED & RE-FITTED KITCHEN
- WELL MAINTAINED REAR GARDEN WITH OUTBUILDING & WORKSHOP
- OFF STREET PARKING FOR TWO CARS
- HIGHLY SOUGHT AFTER ROAD CLOSE TO SHOPS, AMENITIES & SCHOOLS

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GROUND FLOOR

Front Entrance

Via uPVC door opening into porch, double glazed windows to front, tiled flooring, second entrance via uPVC door opening into:

Hallway

Opaque fixed windows to front, radiator, laminate flooring, stairs to first floor.

Reception Room (L-Shaped)

7.28m x 5.13m (23' 11" x 16' 10") (max). Double glazed bay windows to front, two radiators, feature fireplace, under-stairs storage cupboard, fitted carpet.

Kitchen / Diner

5.07m x 2.43m (16' 8" x 8' 0"). Inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink & drainer with mixer tap, four ringed electric hob, extractor hood, space and plumbing for washing machine, space and plumbing for dishwasher, space for tumble dryer, integrated double oven, space for freestanding fridge freezer, laminate splash backs, tiled walls, laminate tiled flooring, hardwood door to rear opening to rear garden.

FIIRST FLOOR

Landing

Loft hatch to ceiling, fitted carpet.

Bedroom One

4.07m x 3.19m (13' 4" x 10' 6") Into fitted wardrobes, double glazed windows to front, radiator, fitted wardrobes, laminate flooring.

Bedroom Two

3.22m x 3.19m (10' 7" x 10' 6") Into fitted wardrobes, double glazed windows to rear, radiator, fitted wardrobes, built-in storage cupboards, laminate flooring.

Bedroom Three

2.31m x 1.85m (7' 7" x 6' 1") Double glazed windows to front, built-in storage cupboard, electric heater, laminate flooring.

EXTERIOR

Rear Garden

Approximately 54' (To front of outbuilding), immediate patio, remainder laid to lawn, flowerbed borders to rear.

Detached Brick Outbuilding and Workshop

Power and lighting, access to walkway at the rear (Conway Close).

Front Exterior

Paved driveway giving off street parking for two cars.