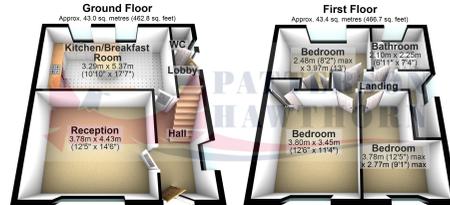


Total area: approx. 86.4 sq. metres (929.5 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	77
England, Scotland & Wales		EU Directive 2002/91/EC	

Cander Way, South Ockendon £425,000

- THREE DOUBLE BEDROOM END OF TERRACE HOUSE
- FULLY REFURBISHED THROUGHOUT
- MODERN CONTEMPORARY INTERIOR DESIGN
- STYLISH 17' KITCHEN/DINER & 14' x 12' RECEPTION ROOM
- GROUND FLOOR WC & RE-FITTED FIRST FLOOR FAMILY BATHROOM
- 51' REAR GARDEN
- OFF STREET PARKING FOR THREE CARS
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- WIMPEY NO FINES CONSTRUCTION WITH MONOCOUCHE RENDER
- EPC RATING C & COUNCIL TAX BAND B



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 composite door opening into:

Entrance Hall

Eye-level storage cupboard housing electricity meter and fuse box, double glazed windows to side, modern black radiator, touch-close understairs storage cupboards, modern parquet effect laminate flooring, carpeted stairs to first floor, access to accommodation.

Reception Room

4.44m x 3.79m (14' 7" x 12' 5") Double glazed windows to front, inset spotlights to ceiling, feature acoustic panelled wall, modern parquet effect laminate flooring.

Kitchen / Diner

5.38m x 3.0m (17' 8" x 9' 10") Double glazed windows to rear, inset spotlights and downlights to ceiling, a range of matching wall and base units, laminate worksurfaces, inset sink with mixer tap, space for large cooker, extractor hood, space and plumbing for washing machine, integrated dishwasher, laminate splashbacks, integrated double oven, space and plumbing for American-style fridge freezer, gun metal grey vertical radiator, black porcelain tiled flooring.

Rear Lobby Area

Obscure double glazed window and door to side opening to rear garden, modern tile effect vinyl flooring, access to:



Ground Floor WC

1.25m x 0.84m (4' 1" x 2' 9") Obscure double glazed window to side, low-level flush WC, corner hand wash basin, radiator, boiler, tiled walls, modern tile effect vinyl flooring.

FIRST FLOOR

Landing

Loft hatch to ceiling, double glazed windows to side, fitted carpet.

Bedroom One

3.8m x 3.54m (12' 6" x 11' 7") Double glazed windows to front, built-in storage cupboard, radiator, laminate flooring.

Bedroom Two

(5' 11" x 0' 0") 3.81m x 2.78m (12' 6" x 9' 1") > 1.81m Double glazed windows to front, radiator, fitted carpet.

Bedroom Three

4.04m x 2.5m (13' 3" x 8' 2") Double glazed windows to rear, built in storage cupboards, radiator, fitted carpet.

Bathroom

2.24m x 2.1m (7' 4" x 6' 11") Obscure double glazed windows to rear, P-shaped panelled bath with shower attachment, low-level flush WC, hand wash basin set on base units, chrome hand towel radiator, tiled walls, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 51' Part hardstanding and part laid to lawn, access to front via timber gate.

Front Exterior

Fully paved giving off street parking for three cars.