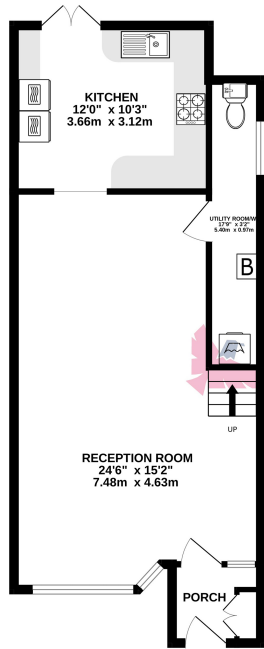
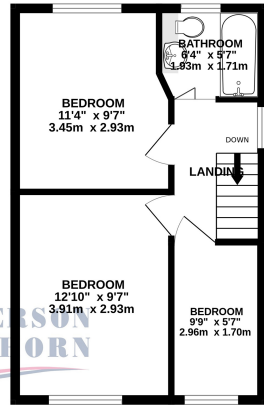


GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



**PATTERSON
HAWTHORN**

TOTAL FLOOR AREA: 901 sq.ft. (83.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, beams 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, options and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.
Made with Metropac ©2005



01708 400 400

Ockendon@pattersonhawthorn.co.uk



Grange Road, South Ockendon £425,000

- THREE BEDROOM END OF TERRACE HOUSE
- EXTENDED TO REAR
- EXCELLENT CONDITION THROUGHOUT
- 24' RECEPTION ROOM
- GROUND FLOOR UTILITY ROOM/WC
- CONTEMPORARY FITTED KITCHEN WITH GRANITE WORKTOPS
- MODERN RE-FITTED BATHROOM
- 40' LANDSCAPED REAR GARDEN
- 20' x 14' DOUBLE GARAGE
- OFF STREET PARKING FOR 2 CARS



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.

See our full selection of properties online at www.pattersonhawthorn.com



GROUND FLOOR

Front Entrance

Via uPVC door opening into porch, double glazed window to side, built-in storage cupboard, laminate flooring, second front entrance via hardwood door opening into:

Reception Room

7.48m x 4.63m (24' 6" x 15' 2") > 3.67m (12' 0") Double glazed bay windows to front, two radiators, small under stairs storage cupboard, hardwood flooring, stairs to first floor.

Kitchen

3.58m x 3.12m (11' 9" x 10' 3") Inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, granite work surfaces, inset sink and drainer with mixer tap, four ring gas hob, extractor hood, two integrated ovens, integrated dishwasher, space for American-style fridge freezer, granite splash backs, hardwood flooring, uPVC framed double glazed double doors to rear opening to rear garden.

Ground Floor WC / Utility Room

5.41m x 0.81m (17' 9" x 2' 8") Inset spotlights to ceiling, obscure double glazed windows to side, low-level flush WC with integral hand wash basin and tiled splash back, space and plumbing for washing machine, built-in shelving, boiler, hardwood flooring.



FIRST FLOOR

Landing

Loft hatch to ceiling with integral pull-down ladder, double glazed windows to side, fitted carpet.

Bedroom One

3.91m x 2.92m (12' 10" x 9' 7") Double glazed windows to front, radiator, fitted carpet.

Bedroom Two

3.44m x 2.92m (11' 3" x 9' 7") > 2.69m (8' 10") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

2.96m x 1.65m (9' 9" x 5' 5") Double glazed windows to front, radiator, fitted carpet.

Bathroom

1.85m x 1.71m (6' 1" x 5' 7") Obscure double glazed windows to rear, inset spotlights to ceiling, panelled bath with LED lighting, rainfall shower, hand wash basin set on a base unit, low-level flush WC, laminate work surface, tiled walls, chrome hand towel radiator, vinyl flooring.



EXTERIOR

Rear Garden

Approximately 40' (to front of garage) Immediate raised decking area followed by a patio area, followed by artificial grass and a decorative pebble area.

Detached Double Garage

6.34m x 4.51m (20' 10" x 14' 10") Power and lighting, metal up and over door to rear, hardwood door to front and double glazed windows.

Front Exterior

Fully paved giving off street parking for two cars.

