


TOTAL FLOOR AREA: 1327 sq.ft. (123.3 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	89	90
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

## Arisdale Avenue, South Ockendon

### Offers over £450,000

- FIVE LARGE BEDROOMS SEMI DETACHED HOUSE
- EXCELLENT CONDITION THROUGHOUT
- THREE FLOORS
- 16' KITCHEN/DINER WITH INTEGRATED APPLIANCES
- ONE FAMILY BATHROOM & TWO ENSUITE SHOWER ROOMS
- TWO ALLOCATED PARKING SPACES
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO A13, M25 & LAKESIDE SHOPPING
- ONLY 0.6 MILES TO OCKENDON C2C STATION

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 hardwood door opening into:

### Hallway

Radiator, laminate tiled flooring, under stairs storage cupboard, stairs to first floor.

### Reception Room

5.08m x 2.75m (16' 8" x 9' 0"). Double glazed windows with integrated blinds to front, radiator, laminate flooring.

### Ground Floor WC

1.85m x 1.4m (6' 1" x 4' 7"). Low level flush WC, hand wash basin with tiled splash back, chrome hand towel radiator, tile effect vinyl flooring.

### Kitchen/Diner

4.9m x 2.89m (16' 1" x 9' 6"). Double glazed windows with integrated blinds to rear, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with chrome mixer tap, integrated double oven, four ringed gas hob, extractor hood, integrated fridge, integrated freezer, integrated dishwasher, integrated washing machine, laminate splash backs, radiator, laminate tiled flooring, uPVC framed double doors to rear opening to rear garden.

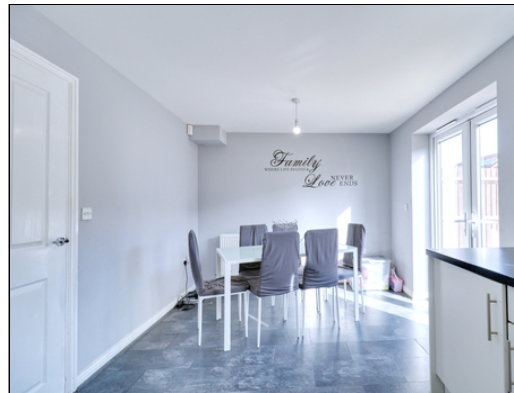
## FIRST FLOOR

### Landing

Fitted carpet stairs to second floor.

### Bedroom One

4.91m x 3.98m (16' 1" x 13' 1") > 2.9m (9' 6"). Double glazed windows with integrated blinds to rear, radiator, fitted carpet, uPVC framed double doors to rear with integrated blinds opening to Juliet balcony.



### Bedroom Two

4.25m x 2.66m (13' 11" x 8' 9"). uPVC framed double doors with integrated blinds to front opening to balcony, radiator, fitted carpet.

### Bathroom

2.15m x 1.96m (7' 1" x 6' 5"). Opaque double glazed window to front, low level flush WC, hand wash basin, panelled bath with shower attachment, chrome hand towel radiator, tiled splash backs, tile effect vinyl flooring

## SECOND FLOOR

### Landing

Loft hatch to ceiling, fitted carpet, built in over stairs storage cupboard.

### Bedroom Three

4.14m x 2.66m (13' 7" x 8' 9"). Double glazed windows with integrated blinds to rear, radiator, fitted carpet.

### Ensuite Shower Room

2.66m x 1.4m (8' 9" x 4' 7"). Low-level flush WC, hand wash basin, chrome towel radiator, shower cubicle, tiled splash backs, tile effect vinyl flooring.

### Bedroom Four

3.21m x 2.66m (10' 6" x 8' 9"). Double glazed windows with integrated blinds to front, radiator, fitted carpet.

### Ensuite Shower Room

2.17m x 1.97m (7' 1" x 6' 6"). Opaque double glazed window to front, low-level flush WC, hand wash basin, shower cubicle, chrome hand towel radiator, tiled splash backs, tile effect vinyl flooring.

### Bedroom Five

3.12m x 2.17m (10' 3" x 7' 1"). Double glazed windows with integrated blinds to rear, radiator, fitted carpet.

## EXTERIOR

### Rear Garden

Approximately 32'. part patio, part laid to lawn, timber shed, access to front through timber gate via shared walkway.

### Front Exterior

Paved pathway, two allocated parking spaces.