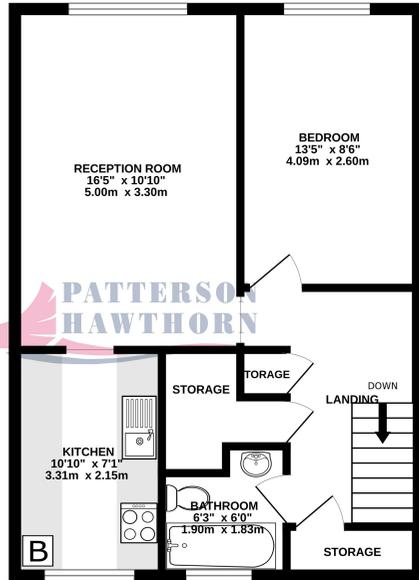


GROUND FLOOR
30 sq ft. (2.8 sq m.) approx.

1ST FLOOR
528 sq ft. (49.0 sq m.) approx.



TOTAL FLOOR AREA - 567 sq ft. (51.8 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 MetreX 02/24

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.



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Ockendon@pattersonhawthorn.co.uk



Darenth Lane, South Ockendon £190,000

- ONE DOUBLE BEDROOM
- FIRST FLOOR MAISONETTE
- NO ONWARD CHAIN
- EXCELLENT CONDITION THROUGHOUT
- PRIVATE FRONT GARDEN
- 16' RECEPTION ROOM
- 10' MODERN FITTED KITCHEN
- 3 BUILT-IN STORAGE CUPBOARDS PLUS LOFT SPACE
- OVER 100 YEARS REMAINING ON LEASE
- LOW CHARGES



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GROUND FLOOR

Private Front Entrance

Via uPVC door opening into:

Hallway

Laminate flooring, carpeted stairs to first floor.

FIRST FLOOR

Landing

Loft hatch to ceiling, three built-in storage cupboards, radiator, fitted carpet.

Reception Room

5.0m x 3.3m (16' 5" x 10' 10") Double glazed windows to rear, radiator, laminate flooring.

Kitchen

3.3m x 2.15m (10' 10" x 7' 1") Double glazed windows to front, radiator, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, space and plumbing for washing machine and dishwasher, breakfast bar area, boiler, tiled splashback, laminate flooring.



Bedroom

4.08m x 2.6m (13' 5" x 8' 6") Spotlight bar to ceiling, double glazed windows to rear, radiator, fitted carpet.

Bathroom

1.9m x 1.83m (6' 3" x 6' 0") (Max) Obscure double glazed windows to front, panelled bath with shower attachment. low-level flush WC. hand wash basin, chrome hand towel radiator, part tiled walls, laminate flooring.



EXTERIOR

Front Garden

Approximately 17' x 15'. Laid to decorative pebbles, flower bed border to front.

