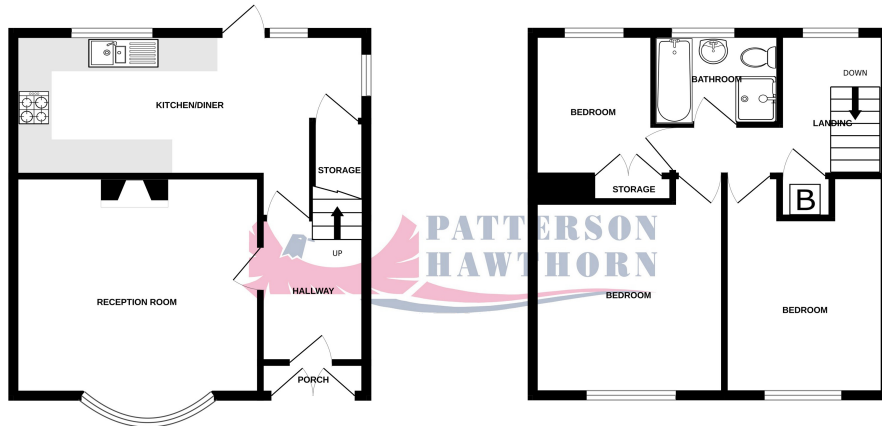


GROUND FLOOR  
449 sq.ft. (41.7 sq.m.) approx.


1ST FLOOR  
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 890 sq.ft. (82.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	69	
(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	

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.



## Cullen Square, South Ockendon

£399,995

- THREE LARGE BEDROOMS SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- 20' RE-FITTED KITCHEN/DINER WITH INTEGRATED APPLIANCES
- OFF STREET PARKING TO FRONT & REAR
- MODERN INTEGRAL BLINDS THROUGHOUT
- FOUR PIECE FAMILY BATHROOM
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)
- POPULAR CUL-DE-SAC CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO STATION, A13, M25 & LAKESIDE





## **GROUND FLOOR**

### **Front Entrance**

Via double glazed uPVC framed doors opening into porch, tiled flooring, second front entrance via hardwood door opening into:

### **Hallway**

Radiator, laminate flooring, stairs to first floor.

### **Reception Room**

4.45m x 3.95m (14' 7" x 13' 0"). Double glazed windows with integral blinds to front, radiator, fitted carpet.

### **Kitchen/Diner**

6.31m x 2.58m (20' 8" x 8' 6"). Double glazed windows with integral blinds to rear and side, inset spotlights to ceiling, a range of integrated handled matching wall and base units, one and a half bowl inset sink and drainer with mixer tap & additional extendable mixer tap. four ring gas hob, extractor hood, integrated oven, integrated dishwasher, integrated washing machine, space for American style fridge freezer, radiator, under-stairs storage cupboard, tiled splash backs, laminate flooring, uPVC framed door with integral blinds to rear opening to rear garden.



## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling, airing cupboard housing boiler, fitted carpet.

### **Bedroom One**

3.49m x 3.45m (11' 5" x 11' 4"). Double glazed windows with integral blinds to front, radiator, fitted wardrobes and over-bed units, fitted carpet.

### **Bedroom Two**

3.94m x 2.88m (12' 11" x 9' 5"). Double glazed windows with integral blinds to front, radiator, laminate flooring.

### **Bedroom Three**

2.56m x 2.18m (8' 5" x 7' 2"). Double glazed windows with integral blinds to rear, radiator, built-in storage cupboard, fitted carpet.



### **Bathroom**

2.28m x 1.65m (7' 6" x 5' 5"). Opaque double glazed windows to rear, low level flush WC, hand wash basin, panelled bath, shower cubicle, inset spotlights to ceiling, chrome hand towel radiator, tiled walls, tiled flooring.



## **EXTERIOR**

### **Rear Garden**

Approx. 60'. Immediate decking area, remainder laid to lawn with hard standing pathway, raised hard standing driveway to rear giving further off street parking, timber shed to rear, double metal gates to rear, access to front via timber gate.

### **Front Exterior**

Fully paved street parking for two cars.

