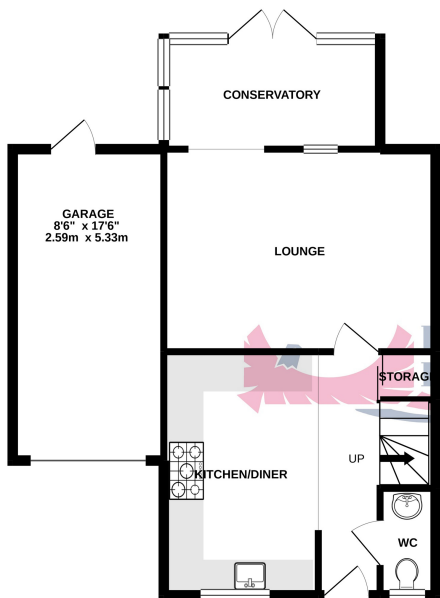
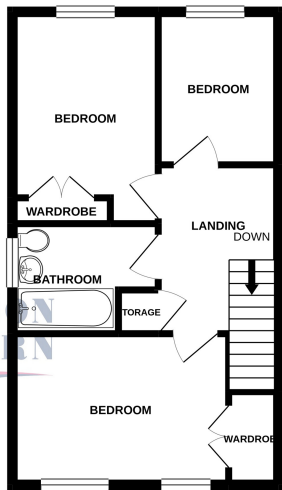


GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 1005 sq.ft. (93.3 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.
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01708 400 400

Ockendon@pattersonhawthorn.co.uk



Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 to 100) A		
(81 to 91) B		83
(69 to 80) C	71	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		80
(55 to 68) D	68	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Nordmann Place, South Ockendon £390,000

- THREE BEDROOMS
- SEMI DETACHED HOUSE
- IMMACULATE THROUGHOUT
- INTEGRAL GARAGE & OFF STREET PARKING
- GROUND FLOOR WC & CONSERVATORY
- LANDSCAPED GARDEN
- SOUGHT AFTER BRANDON GROVES
- NO ONWARD CHAIN



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GROUND FLOOR

Front Entrance

Via uPVC door into:

Hallway

Radiator to side, wood grain effect vinyl flooring, stairs to first floor.

Ground Floor WC

Opaque double glazed window to front, low level flush WC, hand wash basin, radiator, tiled splash backs, wood grain effect vinyl flooring.

Kitchen / Diner

4.75m x 3.55m (15' 7" x 11' 8") Inset spotlights to ceiling, double glazed windows to front, range of matching wall and base units with under-lighting, granite work surfaces, inset sink with granite drainer and chrome mixer tap, large double Kenwood cooker with five ringed gas hob, extractor hood, integrated fridge, integrated freezer, integrated dishwasher, space and plumbing for washing machine, granite splash backs, built in under-stairs storage cupboard, wood grain effect vinyl flooring.

Lounge

4.65m x 3.46m (15' 3" x 11' 4") Radiator, real wood flooring.

Conservatory

3.71m x 2.74m (12' 2" x 9' 0") Double glazed windows throughout, radiator, wood grain effect vinyl flooring, uPVC framed double doors opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling, radiator, built in storage cupboard housing water tank, fitted carpet.

Bedroom One

4.66m x 2.6m (15' 3" x 8' 6") into fitted wardrobes, double glazed windows to front, fitted wardrobes with sliding mirror doors, radiator, fitted carpet.

Bedroom Two

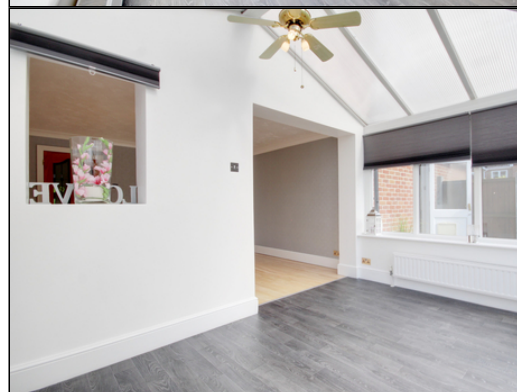
3.65m x 2.5m (12' 0" x 8' 2") into fitted wardrobes, double glazed windows to rear, fitted wardrobes with sliding mirror doors, radiator, fitted carpet.

Bedroom Three

2.62m x 2.07m (8' 7" x 6' 9") Double glazed windows to rear, radiator, fitted carpet.

Bathroom

Comprising opaque double glazed windows to side, low level flush WC, hand wash basin, panelled bath, shower, radiator, tiled splash backs, tile effect vinyl flooring.



EXTERIOR

Rear Garden

Approximately 36ft > 26ft x 25ft - Immediate artificial grass area, raised flowerbed borders, remainder patioed, integral garage to side.

Integral Garage

5.33m x 2.59m (17' 6" x 8' 6") Up and over door to front, power and lighting.

Front Exterior

Hard standing driveway giving off street parking.

