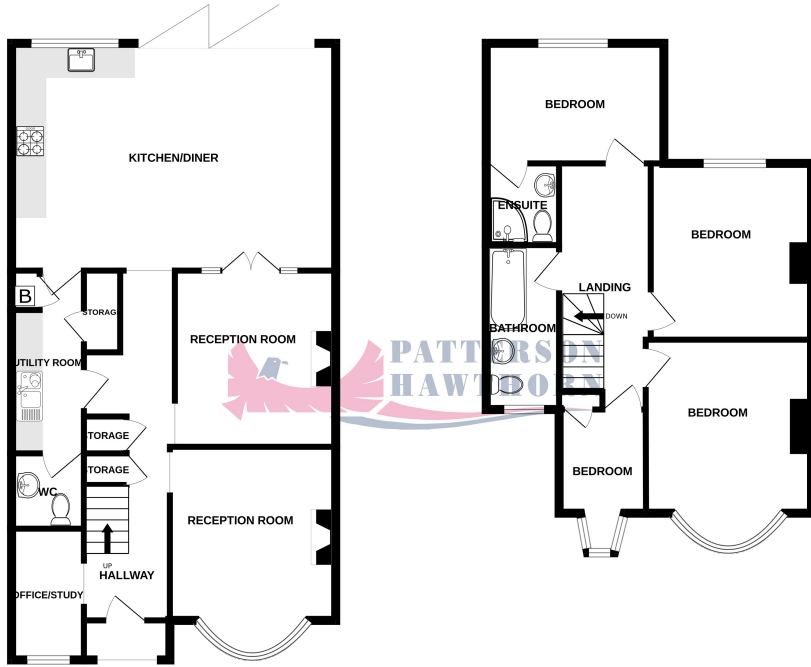


GROUND FLOOR
827 sq.ft. (76.9 sq.m.) approx.

1ST FLOOR
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA: 1382 sq.ft. (128.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 symbols, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Merge 12/2022

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(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.



01708 400 400

Ockendon@pattersonhawthorn.co.uk



Blenheim Gardens, South Ockendon £550,000

- FOUR BEDROOM SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- GREATLY EXTENDED TO THE SIDE & REAR
- UTILITY ROOM & GROUND FLOOR WC
- 70' PAVED REAR GARDEN
- OFF STREET PARKING FOR THREE CARS
- ONE OF AVELEY'S MOST SOUGHT AFTER ROADS
- CLOSE TO SHOPS, AMENITIES & SCHOOLS



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



GROUND FLOOR

Front Entrance

Via hardwood door opening into:

Hallway

Two under stairs storage cupboards, one housing gas and electricity meters and fuse Box, two radiators, porcelain tiled flooring, stairs to first floor.

Reception Room One

4.55m x 3.28m (14' 11" x 10' 9") Bay windows to front, radiator, feature Victorian-style fireplace, porcelain tiled flooring.

Reception Room Two

3.56m x 3.22m (11' 8" x 10' 7") Windows and hardwood framed double doors to rear opening into kitchen/diner, radiator, feature Victorian-style fireplace, porcelain tiled flooring.

Kitchen / Diner

6.45m x 4.55m (21' 2" x 14' 11") Inset spotlights to ceiling, double glazed windows to rear, aluminum framed bi-folding door to rear opening to rear garden. Kitchen area; a range of integrated handled matching wall and base units, granite work surfaces, inset sink with granite drainer and mixer tap, integrated oven, four ring gas hob, extractor hood, space for American style fridge freezer, tiled splash backs, dining area; radiator, porcelain tiled flooring throughout.

Utility Room

3.64m x 1.44m (11' 11" x 4' 9") Inset spotlights to ceiling, built-in storage cupboard housing boiler, additional built-in storage cupboard/larder, quartz work surface, inset double sink with mixer tap, space and plumbing for washing machine & dishwasher, a range of base and drawer units, built-in shelving units, tiled splash backs, tiled flooring.



Ground Floor WC

1.5m x 1.44m (4' 11" x 4' 9") Inset spotlights to ceiling, low level flush WC, hand wash basin, chrome hand towel radiator, part tiled walls, tiled flooring.

Office / Study Room

2.62m x 1.49m (8' 7" x 4' 11") Inset spotlights to ceiling, double glazed windows to front, radiator, porcelain tiled flooring.

FIRST FLOOR

Landing

Loft hatch to ceiling, inset spotlights to ceiling, radiator, fitted carpet.

Bedroom One

4.47m x 3.29m (14' 8" x 10' 10") Bay windows to front, radiator, laminate flooring.

Bedroom Two

3.55m x 3.23m (11' 8" x 10' 7") Double glazed windows to rear, radiator, laminate flooring.

Bedroom Three

3.53m x 2.4m (11' 7" x 7' 10") Inset spotlights to ceiling, double glazed windows to rear, radiator, laminate flooring.

Ensuite Shower Room

1.6m x 1.45m (5' 3" x 4' 9") Inset spotlights to ceiling, low level flush WC, hand wash basin inset within a base unit, shower cubicle, part tiled walls, tiled flooring.

Bedroom Four

2.07m x 1.73m (6' 9" x 5' 8") Bay windows to front, built-in over stairs storage, radiator, laminate flooring.

Bathroom

5.5m x 1.44m (18' 1" x 4' 9") Inset spotlights to ceiling, loft hatch to ceiling leading to separate loft area, opaque double glazed windows to front, panelled bath, shower, low level flush WC, hand wash basin, two chrome hand towel radiators, part tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 70' Fully paved, two block built sheds with power and lighting.

Front Exterior

Fully paved, giving off street parking for three cars.

