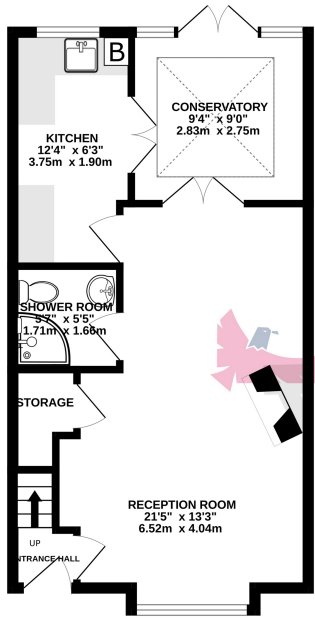
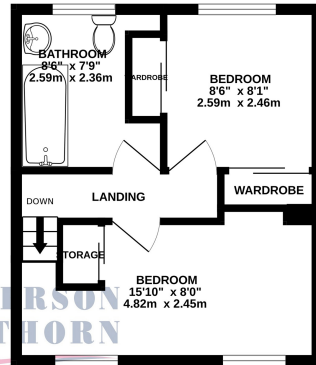


GROUND FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR  
291 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA: 747 sq.ft. (69.4 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metrepro 6/2024

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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	

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## West Road, South Ockendon

£330,000

- TWO BEDROOM TERRACED HOUSE
- GOOD CONDITION THROUGHOUT
- 21' RECEPTION ROOM WITH LOG BURNER
- CONSERVATORY WITH LANTERN SKYLIGHT ROOF
- GROUND FLOOR SHOWER ROOM/WC
- FIRST FLOOR BATHROOM
- 18' x 13' DOUBLE GARAGE
- PARKING TO REAR



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## GROUND FLOOR

### **Front Entrance**

Via uPVC door opening into:

### **Entrance Hall**

Part tiled walls, radiator, modern design tiled flooring, stairs to first floor.

### **Reception Room**

6.53m x 4.04m (21' 5" x 13' 3") > 3.01m (9' 11") Double glazed bay windows to front, inset spotlights to ceiling, feature built-in media unit, two radiators, under stairs storage cupboard with hinged shelving, fireplace with marble mantelpiece and tiled hearth and a woodburning boiler stove, uPVC framed double doors to rear, double glazed double doors to rear opening into:

### **Conservatory**

2.75m x 2.7m (9' 0" x 8' 10") Inset spotlights to ceiling, lantern skylight window to ceiling, radiator, sandstone tiled paved flooring, double glazed windows and uPVC framed double glazed double doors to rear opening to rear garden.

### **Kitchen**

3.75m x 1.88m (12' 4" x 6' 2") Vaulted ceiling, double glazed windows to rear, boiler, a range of matching wall and base units, laminate work surfaces, butler style sink with mixer tap, space for large cooker, space and plumbing for worktop dishwasher, space and plumbing for washing machine, space for fridge, laminate splash backs, laminate flooring.



### **Ground Floor Shower Room**

1.82m x 1.65m (6' 0" x 5' 5") Spotlight bar to ceiling, low level flush WC, steam shower, hand wash basin, laminate flooring.

## FIRST FLOOR

### **Landing**

Loft hatch to ceiling with integral pull-down ladder leading to boarded loft with power and lighting, radiator, fitted carpet.

### **Bedroom One**

4.95m > 3.37m (16' 3" > 11' 1") x 2.44m (8' 0") Double glazed windows to front, two radiators, built-in storage cupboard with built-in safe to remain, fitted carpet.

### **Bedroom Two**

3.04m (Into fitted wardrobes) x 3.19m (10' 0" x 10' 6") Inset spotlights to ceiling, double glazed windows to rear, radiator, two sets of fitted wardrobes with sliding doors, fitted carpet.

### **Family Bathroom**

2.59m x 2.36m (8' 6" x 7' 9") (Max) Obscure double glazed windows to rear, panelled bath, shower, low level flush WC, hand wash basin, part tiled walls, laminate flooring.

## EXTERIOR

### **Rear Garden**

Approximately 23' to front of garage, part paved, part laid to lawn, exterior tap and sink.

### **Detached Garage**

5.53m x 4.06m (18' 2" x 13' 4") Power and lighting, electric roller door to rear, uPVC double glazed windows and double doors to front, access to garage via two entrances from West Road.

### **Front Exterior**

Hard standing pathway to front, small pebbled front garden.