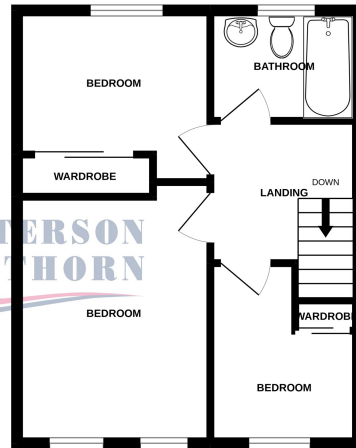
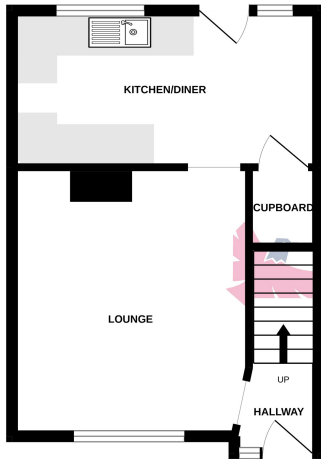


GROUND FLOOR

1ST FLOOR



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.  
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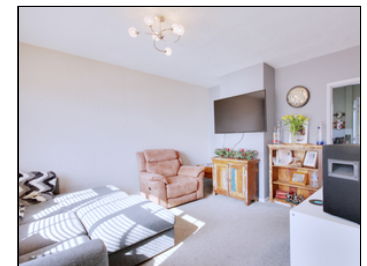


| Energy Efficiency Rating                           |          | Current                 | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |          |                         |           |
| (92 to 100)  | <b>A</b> |                         |           |
| (81 to 91)   | <b>B</b> |                         | 84        |
| (69 to 80)   | <b>C</b> |                         |           |
| (55 to 68)   | <b>D</b> | 67                      |           |
| (39 to 64)   | <b>E</b> |                         |           |
| (21 to 38)   | <b>F</b> |                         |           |
| (1 to 20)  | <b>G</b> |                         |           |
| <i>Not energy efficient - higher running costs</i> |          |                         |           |
| <b>England, Wales &amp; N.Ireland</b>              |          | EU Directive 2002/91/EC |           |

## Anton Road, South Ockendon

£375,000

- THREE BEDROOMS TERRACED HOUSE
- NO ONWARD CHAIN
- APPROX 120' REAR GARDEN WITH CONCRETE BASE FOR OUTBUILDING
- PRESENTED TO A HIGH STANDARD THROUGHOUT
- RE-FITTED KITCHEN & UNDERFLOOR HEATED BATHROOM
- OFF STREET PARKING
- SOUGHT AFTER ROAD CLOSE TO SHOPS, AMENITIES & SCHOOLS
- WITHIN A MILE OF OCKENDON C2C STATION



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## GROUND FLOOR

### **Front Entrance**

Via composite door opening into:

### **Hallway**

Opaque double glazed window to front, radiator, small storage cupboard housing fuse box and electricity meter, fitted carpet, stairs to first floor.

### **Reception Room**

4.12m x 3.65m (13' 6" x 12' 0") Double glazed windows to front, radiator, fitted carpet.

### **Kitchen / Diner**

4.68m x 2.4m (15' 4" x 7' 10") Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer, space for double cooker, space and plumbing for washing machine, space for freestanding fridge freezer, tiled splash backs, radiator, vinyl flooring, large under-stairs storage cupboard, uPVC door to rear opening to rear garden.

## FIRST FLOOR

### **Landing**

Loft hatch to ceiling with integral pull-down ladder leading to fully boarded loft, fitted carpet.



### **Bedroom One**

3.83m x 2.97m (12' 7" x 9' 9") Double glazed windows to front, radiator, fitted carpet.

### **Bedroom Two**

2.97m x 2.77m (9' 9" x 9' 1") Into fitted wardrobes, double glazed windows to rear, fitted wardrobes, radiator, fitted carpet.

### **Bedroom Three**

3.08m > 2.33m (10' 1" > 7' 8") x 2.26m (7' 5") Into fitted wardrobes, double glazed windows to front, radiator, fitted wardrobes, laminate flooring.

### **Bathroom**

2.24m x 1.67m (7' 4" x 5' 6") Inset spotlights to ceiling, opaque double glazed windows to rear, tiled bath, rainfall shower, low-level flush WC, hand wash basin inset within a range of drawer units, vertical gunmetal grey radiator, tiled walls, tiled flooring with underfloor heating.

## EXTERIOR

### **Rear Garden**

Approximately 120' Immediate hard standing and patio area, fencing and gates opening into slate gravel area, followed by laid to lawn area with raised wooden flowerbed borders, patio area & concrete base for outbuilding to rear, access to front via timber gate through shared walkway.

### **Front Exterior**

Hard standing giving off street parking.