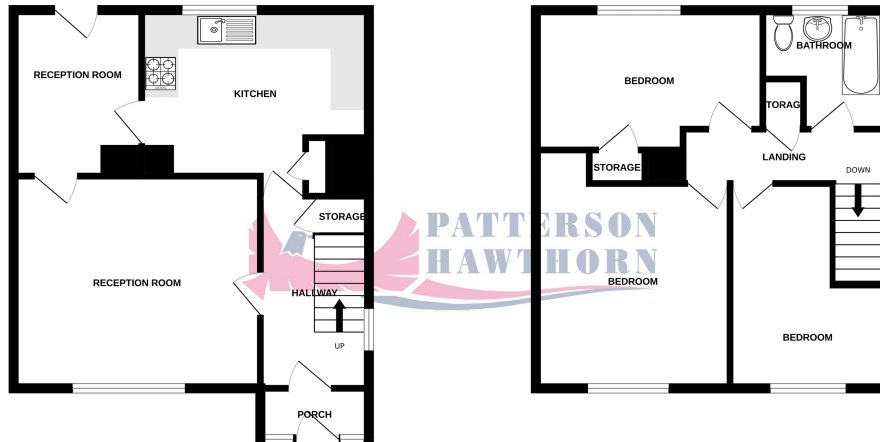


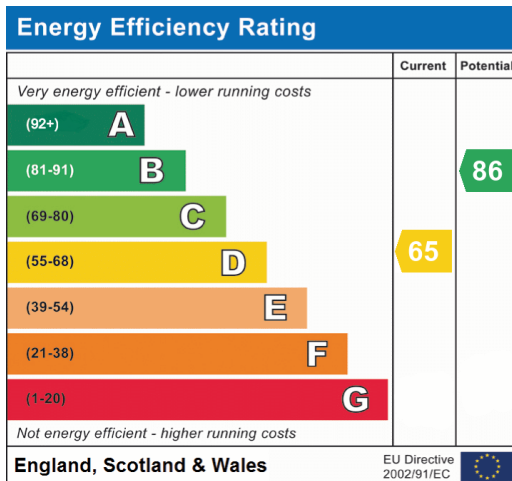
GROUND FLOOR
472 sq.ft. (43.9 sq.m.) approx.

1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 927 sq.ft. (86.1 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 Metropex 10/2023



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.



Ernan Road, South Ockendon

£425,000

- THREE LARGE BEDROOM SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- EPC RATING D & COUNCIL TAX BAND C
- SIDE PLOT WITH POTENTIAL TO EXTEND (LIKE NEIGHBOURS, STPP)
- LAPSED PLANNING FOR SIDE EXTENSION
- TWO RECEPTION ROOMS & 13' KITCHEN/DINER
- OFF STREET PARKING
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO STATION, BUSES, MAJOR ROADS & LAKESIDE
- WIMPEY NO FINES CONSTRUCTION





GROUND FLOOR

Front Entrance

Via hardwood door opening into porch, obscure windows to front, fitted carpet, second front entrance via hardwood door opening into:

Hallway

Double glazed windows to side, under stairs storage cupboard, fitted carpet.

Reception Room One

4.43m x 3.82m (14' 6" x 12' 6") Double glazed windows to front, radiator, fitted carpet.

Reception Room Two

2.98m x 2.29m (9' 9" x 7' 6") Radiator, fitted carpet, hardwood door to rear opening to rear garden.

Kitchen

4.08m x 2.98m (13' 5" x 9' 9") Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, four ring gas hob, extractor hood, tiled splash back, radiator, tiled vinyl flooring.



FIRST FLOOR

Landing

Loft hatch to ceiling, double glazed windows to side, fitted carpet.

Bedroom One

3.78m x 3.48m (12' 5" x 11' 5") Double glazed windows to front, radiator, fitted carpet.

Bedroom Two

3.78m x 2.79m (12' 5" x 9' 2") (max) Double glazed windows to front, radiator, fitted carpet.

Bedroom Three

4.08m x 2.5m (13' 5" x 8' 2") Double glazed windows to rear, built-in storage cupboard, radiator, fitted carpet.

Bathroom

2.17m x 2.06m (7' 1" x 6' 9") Opaque double glazed windows to rear, low-level flush WC, panelled bath with shower attachment, hand wash basin, radiator, vinyl flooring.

EXTERIOR

Rear Garden (Unmeasured)

Mostly laid to lawn, additional side plot.

Front Exterior

Hard standing driveway giving off street parking. remainder laid to lawn.

