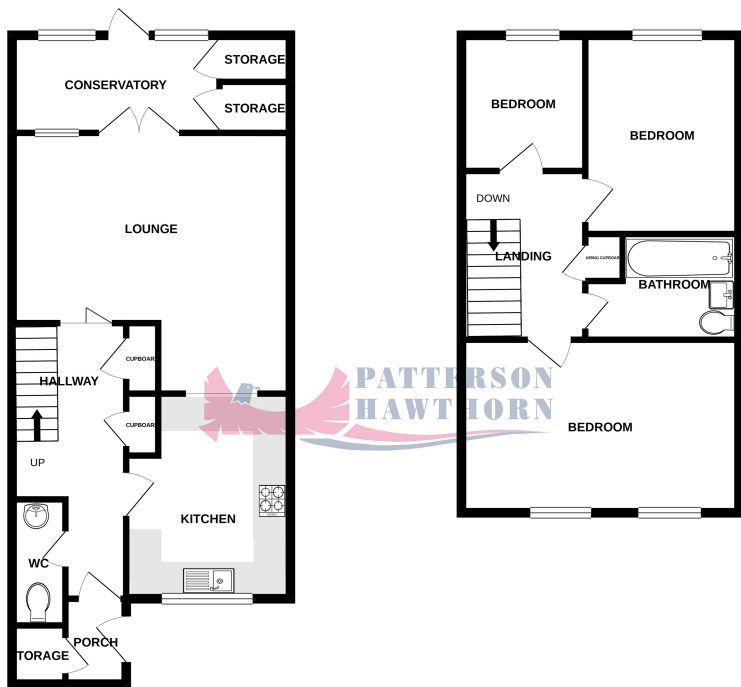


GROUND FLOOR
629 sq.ft. (58.5 sq.m.) approx.

1ST FLOOR
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA - 1130 sq.ft. (105.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, 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 Metagroup (1/2020)

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 to 100) A | | |
| (81 to 91) B | | 85 |
| (69 to 80) C | | |
| (55 to 68) D | 64 | |
| (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

| | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 to 100) A | | |
| (81 to 91) B | | 83 |
| (69 to 80) C | | |
| (55 to 68) D | 59 | |
| (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 | |



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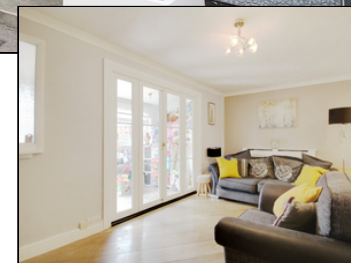
Ockendon@pattersonhawthorn.co.uk



Orchard Road, South Ockendon

£260,000

- THREE BEDROOMS
- MAINTAINED TO AN IMPECCABLE STANDARD
- GROUND FLOOR WC
- CONSERVATORY
- LANDSCAPED GARDEN
- SECLUDED CUL-DE-SAC LOCATION
- AMPLE COMMUNAL PARKING
- NO ONWARD CHAIN



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GROUND FLOOR

Front Entrance

Via uPVC door into porch, opaque double glazed window to front, built-in storage cupboard, tiled flooring, second front entrance via smoked oak door opening into:

Hallway

Two built-in storage cupboards one housing fuse box, gas and electricity meters, under stairs storage space, radiator, fitted carpet, stairs to first floor.

Ground Floor WC

Low-level flush WC, hand wash basin inset within base units, tiled splash back, tiled flooring.

Kitchen

3.0m x 2.78m (9' 10" x 9' 1") Double glazed windows to front, range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with chrome mixer tap, space for double cooker, extractor hood, space and plumbing for washing machine, space for fridge, space for freezer, space and plumbing for dishwasher, tiled splash backs, tiled flooring.

Lounge / Diner (L-Shaped)

4.48m x 2.82m (14' 8" > 9' 3") x 4.88m > 2.43m (16' 0" > 8' 0") Inset spotlights to ceiling over dining area, opaque double glazed window to rear, two radiators, engineered oak flooring, hardwood framed double doors to rear opening into:



Conservatory

3.88m x 1.8m (12' 9" x 5' 11") Two built-in storage cupboards, double glazed windows to rear, tile effect vinyl flooring, hardwood door to rear opening to rear garden.

FIRST FLOOR

Landing

Loft hatch to ceiling with integrated stepladder leading to part boarded loft with lighting, built-in storage cupboard housing boiler, fitted carpet.

Bedroom One

4.88m x 2.76m (16' 0" x 9' 1") Double glazed windows to front, two radiators, Beechwood flooring.

Bedroom Two

3.2m x 2.88m (10' 6" x 9' 5") Double glazed windows to rear, radiator wood grain effect laminate flooring.

Bedroom Three

2.03m x 1.95m (6' 8" x 6' 5") Double glazed windows to rear, radiator, fitted carpet.

Bathroom

2.87m > 2.23m (9' 5" > 7' 4") x 1.8m (5' 11") P-shaped panelled bath, rainfall shower, low-level flush WC, hand wash basin inset within base units with waterfall mixer tap, chrome hand towel radiator, built-in shelving units, tiled splash backs, tiled flooring.

EXTERIOR

Rear Garden

Approximately 19ft - Part patio and part laid to artificial grass, timber shed, access to rear via timber gate.

Front Exterior

Hard standing.