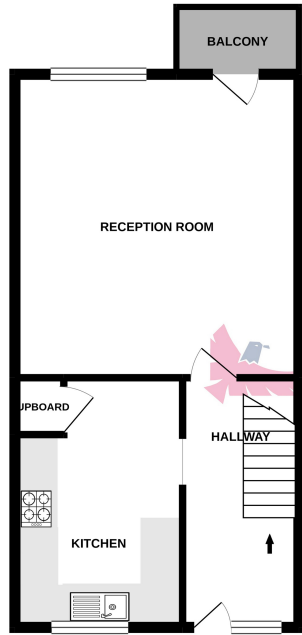
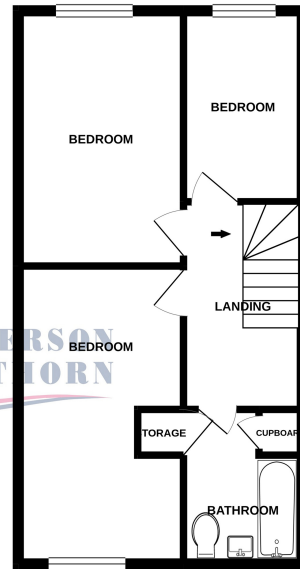


GROUND FLOOR  
442 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR  
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA: 884 sq.ft. (82.2 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 Metrage 6/2020



01708 400 400

Ockendon@pattersonhawthorn.co.uk



## Peartree Close, South Ockendon

Guide price £200,000

- GUIDE PRICE £200,000 - £210,000
- THREE BEDROOMS
- SPLIT LEVEL SECOND FLOOR MAISONETTE
- EXCELLENT CONDITION THROUGHOUT
- BALCONY
- CLOSE TO AMENITIES/SCHOOLS & A13/M25
- 0.3 MILES TO OCKENDON C2C STATION
- PARKING



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.

See our full selection of properties online at [www.pattersonhawthorn.com](http://www.pattersonhawthorn.com)



## **GROUND FLOOR**

### **Entrance**

Hardwood framed front door with obscure glass feature window and matching side feature window

### **Hallway**

Wood grain effect laminate flooring, double radiator, understairs storage space, door to:

### **Kitchen/Breakfast Room**

13' 1" x 9' 6" (4.00m x 2.90m) uPVC double glazed fixed and casement window, range of wall and base units, roll edge laminate work surface, four ring gas hob with integrated oven and extractor hood, one and a half bowl stainless steel sink and drainer with mixer tap, tiled flooring, tiled splash back, gas central heating combination boiler, space and plumbing for washing machine, space for fridge/freezer

### **Lounge**

14' 9" x 11' 10" (4.50m x 3.60m) uPVC double glazed fixed and casement window, uPVC double glazed leading to own balcony, wood grain effect laminate flooring, double radiator, deep filled storage cupboard

