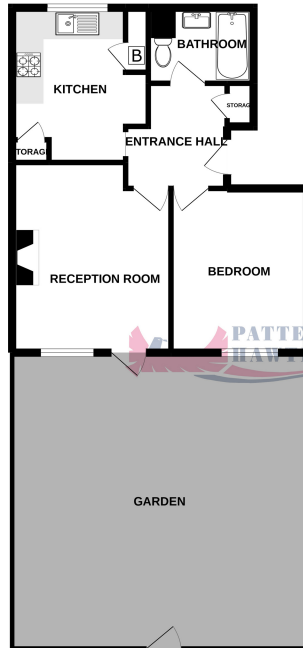


GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.



PATTERSON
HAWTHORN

TOTAL FLOOR AREA - 461 sq.ft. (42.8 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, appliances and supplies shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with www.floorplan3d.com



01708 400 400

Ockendon@pattersonhawthorn.co.uk



Brock Green, South Ockendon

£210,000

- ONE DOUBLE BEDROOM GROUND FLOOR FLAT
- 22' PRIVATE REAR GARDEN
- MAINTAINED & PRESENTED TO A HIGH STANDARD THROUGHOUT
- COMMUNAL PARKING
- IDEAL FIRST TIME BUY
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO STATION, A13 & M25
- APPROX 10 MIN DRIVE TO LAKESIDE SHOPPING CENTRE



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



Kitchen/diner

3.4m x 3m (11' 2" x 9' 10"). Double glazed windows to side, a range of matching integrated handled wall and base units, laminated work surfaces, space and plumbing for washing machine, integrated oven, four ring gas hob, extractor hood, built-in storage cupboard housing boiler, second built-in storage cupboard, space for freestanding fridge freezer, tiled splashbacks, porcelain tiled flooring.

Bathroom

2.31m x 1.66m (7' 7" x 5' 5"). Double glazed windows to side, panel bath, rainfall shower, hand wash basin with mixer tap inset with base units, low-level flush WC, hand-towel radiator, part tiled walls, tiled flooring.

EXTERIOR

Private Rear Garden

Approximately 22'. Part paved, part decked, part laid to pebbles, raised artificial grass area, raised flowerbed borders, timber shed to rear, access to rear via timber gate.

Front Exterior

Communal parking.



GROUND FLOOR

Communal Entrance

Via security phone entry system.

Front Entrance

Via composite door, opening into:

Entrance Hall

Security entrance phone, radiator, small storage cupboard housing fuse box and electricity meter, base level storage cupboard to front, fitted carpet.

Reception Room

4.18m x 3.5m (13' 9" x 11' 6"). Double glazed windows to side, feature marble fireplace, radiator, fitted carpet, uPVC framed door to side opening to private rear garden.

Bedroom

3.64m x 3m (11' 11" x 9' 10"). Double glazed windows to side, radiator, fitted carpet.