


Meadow Drive, South Ockendon

£399,995

- THREE BEDROOMS SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- 2015 NEW BUILD
- 18' MODERN KITCHEN/DINER WITH INTEGRATED APPLIANCES
- LANDSCAPED REAR GARDEN
- ALLOCATED OFF STREET PARKING
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO A13 & M25 & LAKESIDE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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.



GROUND FLOOR

Front Entrance

Via hardwood door opening into:

Hallway

Radiator, hardwood flooring, large under stairs storage cupboard, stairs to first floor.

Ground Floor WC

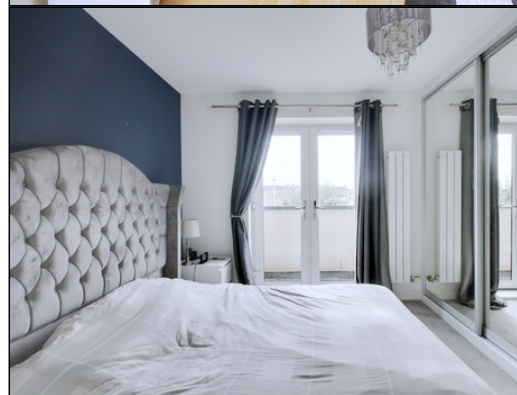
1.83m x 1.42m (6' 0" x 4' 8") Opaque double glazed window to front, low-level flush WC, hand wash basin with tiled splash back, radiator, hardwood flooring.

Reception Room One

5.26m x 3.85m (17' 3" x 12' 8") Double glazed windows to front, radiator, hardwood flooring, built-in storage cupboard, uPVC framed double doors to rear opening to rear garden.

Kitchen / Diner

5.61m x 2.68m (18' 5" x 8' 10") Spotlights to ceiling, double glazed windows to front, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated double oven, four ring gas hob, extractor hood, integrated fridge and freezer, integrated dishwasher, space and plumbing for washing machine, radiator, tiled splash backs, tiled flooring, uPVC framed double doors to rear opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling, double glazed window to rear, radiator, fitted carpet.

Bedroom One

3.46m x 2.72m (11' 4" x 8' 11") uPVC framed double doors to front opening to balcony, fitted wardrobe with sliding mirrored doors, vertical radiator, fitted carpet.

Ensuite Shower Room

2.73m x 1.19m (8' 11" x 3' 11") Opaque double glazed window to rear, low-level flush WC, hand wash basin with tiled splash back, shower cubicle, radiator, luxury vinyl flooring.

Bedroom Two

3.18m x 3.02m (10' 5" x 9' 11") Double glazed windows to front, radiator, built-in storage cupboard, fitted carpet.

Bedroom Three

3.19m x 1.89m (10' 6" x 6' 2") x 2.18 m Double glazed windows to rear, radiator, laminate flooring.

Bathroom

2.2m x 1.91m (7' 3" x 6' 3") Double glazed window to front, panelled bath, hand wash basin, low-level flush WC, tiled splash backs, radiator, luxury vinyl flooring.

EXTERIOR

Rear Garden (Irregular Shaped)

Approximately 30'. Part paved, part laid to artificial grass.

1.91m (6' 3") wide side plot with access to front via timber gate, timber shed, plastic storage units.

Front Exterior

Laid to decorative pebbles, paved pathway to front, one allocated parking space.