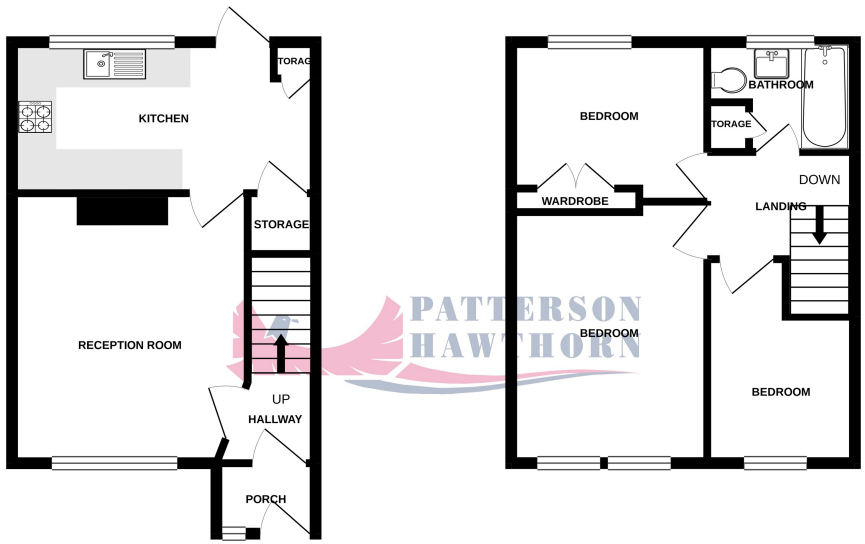
GROUND FLOOR
333 sq.ft. (31.0 sq.m.) approx.

1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 698 sq.ft. (64.8 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PATTERSON HAWTHORN

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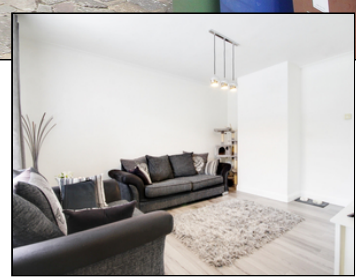
Ockendon@pattersonhawthorn.co.uk



Tamar Drive, South Ockendon

£315,000

- THREE BEDROOMS
- MID TERRACE HOUSE
- RE-FITTED KITCHEN & BATHROOM
- IMMACULATE THROUGHOUT
- CLOSE TO AMENITIES & SCHOOLS
- EASY ACCESS TO A13 & M25
- OFF STREET PARKING
- NO ONWARD CHAIN

GROUND FLOOR

Front Entrance

Via uPVC door Into:

Porch

Double glazed window to front, wood grain effect laminate flooring. Second front entrance via aluminium framed door, opening into:

Ground Floor Hallway

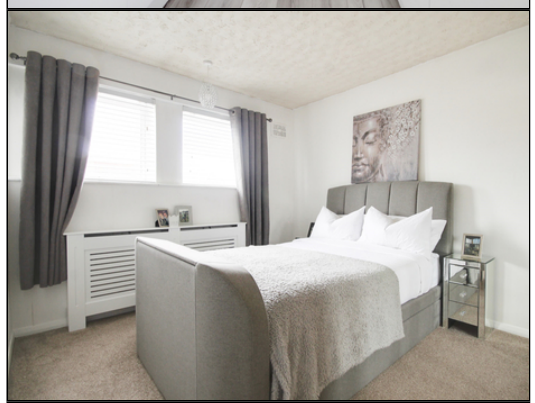
Radiator, wood grain effect laminate flooring, stairs to first floor.,

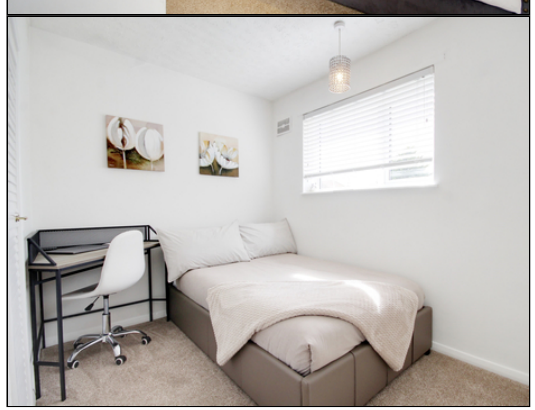
Lounge

4.11m x 3.63m (13' 6" x 11' 11"). Double glazed windows to front, radiator, wood grain effect laminate flooring.

Kitchen

4.65m x 2.38m (15' 3" x 7' 10"). Double glazed windows to rear, a range of matching wall and base units, laminated work surfaces, inset sink and drainer with chrome mixer tap, integrated oven, four ring electric hob, extractor hood, integrated fridge, integrated freezer, integrated dishwasher, space and plumbing for washing machine, radiator, under stairs storage cupboard, second built in storage cupboard, uPVC framed door opening to rear garden.





FIRST FLOOR

Landing

Loft hatch to ceiling, fitted carpet.

Bedroom One

3.98m x 2.95m (13' 1" x 9' 8"). Double glazed windows to front, radiator, fitted carpet.

Bedroom Two

3.11m x 2.28m (10' 2" x 7' 6"). Double glazed window to front, radiator, fitted carpet.

Bedroom Three

2.96m x 2.25m (9' 9" x 7' 5"). Double glazed windows to rear, radiator, built in storage cupboard, fitted carpet.

Bathroom

Opaque double glazed window to rear, paneled bath, rainfall shower, low-level flush WC , hand wash basin, chrome hand towel radiator, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Measuring approximately 72ft - Immediate hard standing area, remainder laid to lawn. Access to front via timber gate through shared walkway.

Front Exterior

Fully paved giving off street parking.