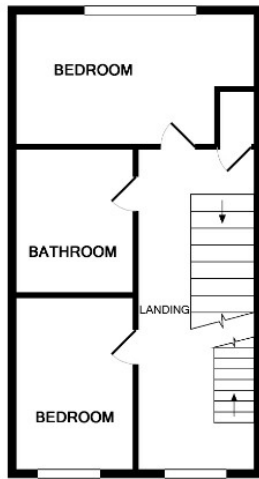


GROUND FLOOR



1ST FLOOR



2ND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2014



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		<b>89</b>
(69 to 80) <b>C</b>	<b>73</b>	
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

**Love Lane, South Ockendon**

**£400,000**

- THREE BEDROOMS TERRACED HOUSE
- PRESENTED TO A HIGH STANDARD THROUGHOUT
- THREE FLOORS, TWO BATHROOMS & GROUND FLOOR WC
- MODERN INTEGRAL SHUTTER-BLINDS THROUGHOUT
- LANDSCAPED REAR GARDEN WITH GARAGE & OFF STREET PARKING TO REAR
- ENSUITE & DRESSING ROOM TO MAIN BEDROOM



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 composite door, opening into:

### Ground Floor Hallway

Radiator, laminate flooring, stairs to first floor.

### Ground Floor WC

Opaque double glazed windows to front, low-level flush WC, corner hand-wash basin, tiled splashback, radiator, vinyl flooring.

### Reception Room

4.7m x 3.93m (15' 5" x 12' 11") > 2.93m x m (9' 7"). Double glazed windows with integrated blinds to front, two radiators, luxury vinyl tile flooring, hardwood double doors to rear opening into:

### Kitchen/diner

3.92m x 3.17m (12' 10" x 10' 5"). Inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminated work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated oven, four ring gas hob, extractor hood, space and plumbing for washing machine, space for freestanding fridge freezer, radiator, tiled splashbacks, luxury vinyl tile flooring, composite door to rear opening to rear garden.

## FIRST FLOOR

### Landing

Inset spotlights to ceiling, double glazed windows with integral blinds to front, radiator, built-in storage cupboard, fitted carpet, stairs to second floor.



### Bedroom Two

3.92m (into fitted wardrobe) x 2.85m (12' 10" x 9' 4"). Double glazed windows with integrated blinds to front, radiator, fitted wardrobe/built-in storage cupboard, fitted carpet.

### Bedroom Three

2.97m x 2m (9' 9" x 6' 7"). Double glazed windows with integral blinds to front, radiator, laminate flooring.

### Bathroom

1.95m x 1.66m (6' 5" x 5' 5"). Panel bath with shower attachment, low-level flush WC, hand-wash basin, part tiled walls, vinyl flooring.

## SECOND FLOOR

### Landing

Inset spotlights to ceiling, fitted carpet.

### Bedroom One

4.08m (max) x 2.92m (13' 5" x 9' 7"). Double glazed windows with integrated blinds to front, radiator, laminate flooring.

### Dressing Room

2.21m x 1.77m (7' 3" x 5' 10"). Built-in storage cupboard, laminate flooring.

### Ensuite Shower Room

2.05m (max) x 1.93m (6' 9" x 6' 4"). Skylight window to rear ceiling, floating WC and hand-wash basin inset within base units with oak surface, mosaic tiled splash back, shower cubicle, radiator, part tiled walls, vinyl flooring.

## EXTERIOR

### Rear Garden

Approx. 35'. Immediate patio, raised decking area to rear, raised timber flowerbed with various bush and plants, remainder laid to artificial grass.

### Garage

Power and lighting, up and over door to rear, hardwood door to front, off street parking to rear of garage.