



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100) A			
(81 to 91) B		86	86
(69 to 80) C			
(55 to 68) D			
(39 to 54) E			
(21 to 38) F			
(1 to 20) G			
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 to 100) A			
(81 to 91) B		88	88
(69 to 80) C			
(55 to 68) D			
(39 to 54) E			
(21 to 38) F			
(1 to 20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

Anglia Way, South Ockendon

£375,000

- FOUR BEDROOMS
- SEMI DETACHED HOUSE
- 2013 NEW BUILD
- CARPORT
- CLOSE TO AMENITIES
- APPROX 0.7 MILES TO STATION
- OFF STREET 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.



GROUND FLOOR

Front Entrance

Via uPVC door into:

Hallway

Double glazed window to side, radiator, built in under-stairs storage cupboard, tile effect flooring, stairs to first floor.

Kitchen

2.87m x 2.72m (9' 5" x 8' 11") Double glazed windows to front, range of white gloss wall and base units, tiled splash backs, extractor hood, brushed steel inset sink and drainer, wood effect work surfaces, space and plumbing for dishwasher, tile effect flooring.

Cloakroom / Ground Floor WC

Comprising Low level flush WC, hand wash basin inset within pedestal unit, extractor fan, tile effect flooring.

Lounge / Diner

5.08m x 3.81m (16' 8" x 12' 6") Double glazed windows to side and rear, two radiators, double glazed doors to rear, built in storage cupboards, fitted carpet.

FIRST FLOOR

Landing

Loft access, built in storage cupboard, fitted carpet.



Bedroom One

3.83m x 3.10m (12' 7" x 10' 2") Double glazed window to rear, radiator, fitted wardrobes with sliding mirror doors, fitted carpet.

Ensuite Bathroom

Opaque double glazed window to front, chrome heated towel rail, wash basin in pedestal unit, low level flush WC, tiled flooring.

Bedroom Two

3.58m x 2.79m (11' 9" x 9' 2") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

4.16m x 2.79m (13' 8" x 9' 2") Double glazed windows to front, radiator, fitted carpet.

Bedroom Four

3.05m x 2.72m (10' 0" x 8' 11") Double glazed windows to front, radiator, fitted carpet.



Bathroom

Opaque double glazed windows to rear, chrome heated towel rail, wash basin in pedestal unit, low level flush WC, panelled bath with shower attachment, tile effect flooring.



EXTERIOR

Rear Garden

Immediate paved patio area, fully decked seating area, outside lighting and cold water tap, remainder laid to lawn, side access to carport and parking area.

Carport

Covered parking area with lighting enclosed by barn style doors, further brick paved area with timber shed.

Front Exterior

Fully paved for off street parking.

