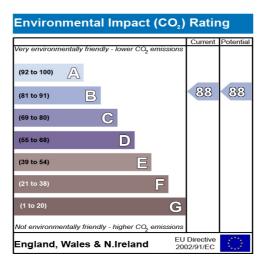


Whits very attempt has been made to ensure the excusor of the foot pien contained here, measurement of droors, withouts rooms and any other items are appropriate and no exponsibility is taken for any entry, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have to been tested and no guarantee as to their operability or efficiency can be given. Made with Methods (2019)

Energy Efficiency Rating Very energy efficient - lower running costs (92 to 100) A (81 to 91) B (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



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 repsentation 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.



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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





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.

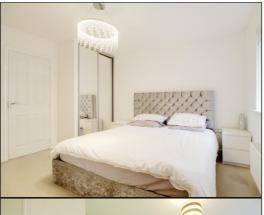
Lounge / Diner

 $5.08 \, \text{m} \times 3.81 \, \text{m} (16' \, 8'' \times 12' \, 6'')$ 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

 $3.83 \, \text{m} \times 3.10 \, \text{m} (12' \, 7'' \times 10' \, 2'')$ 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.