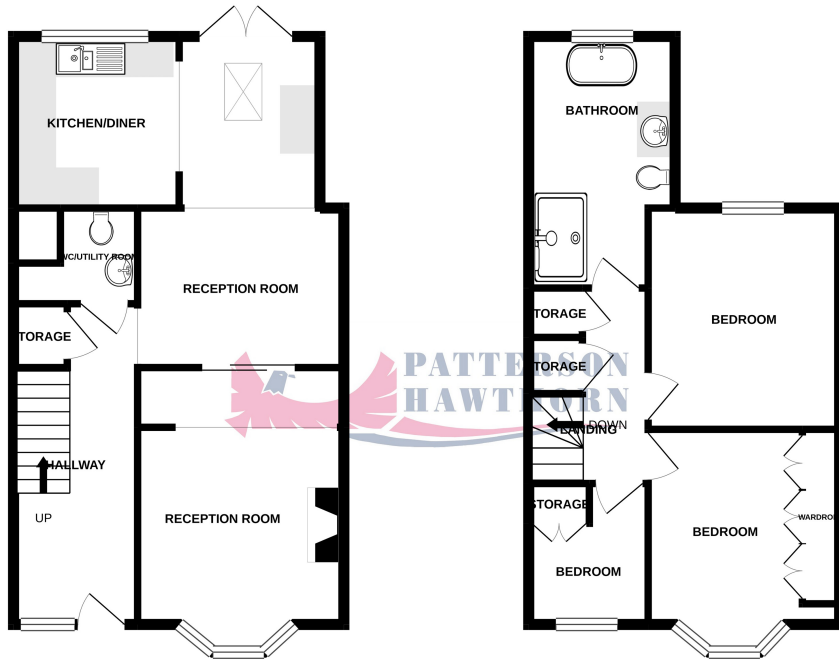


GROUND FLOOR
540 sq.ft. (50.1 sq.m.) approx.

1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 985 sq.ft. (91.5 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. Made with Mergeo ©2021

Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 to 100) A | | |
| (81 to 91) B | | 86 |
| (69 to 80) C | 69 | |
| (55 to 68) D | | |
| (39 to 54) E | | |
| (21 to 38) F | | |
| (1 to 20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Wales & N.Ireland | EU Directive 2002/91/EC | |

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Ockendon@pattersonhawthorn.co.uk



South Road, South Ockendon £425,000

- THREE BEDROOMS BAY FRONTED END OF TERRACE HOUSE
- MAINTAINED & PRESENTED TO AN EXCEPTIONAL STANDARD THROUGHOUT
- DOUBLE STOREY EXTENDED
- APPROX 65' WELL MAINTAINED REAR GARDEN
- 19' x 16' DETACHED DOUBLE GARAGE WITH ELECTRIC REMOTE CONTROLLED ROLLER DOOR
- SOUGHT AFTER ROAD CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO A13, M25 & LAKESIDE



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GROUND FLOOR

Front Entrance

Via UPVC door opening into:

Hallway

Opaque double glazed window to front, radiator, under-stairs storage space with built-in desk over storage cupboard housing smart gas meter, separate eye-level storage cupboard housing smart electricity meter and fuse box, laminate flooring, built-in storage cupboard with space for freestanding fridge freezer, stairs to first floor.

Ground Floor WC / Utility Room

1.74m x 1.55m (5' 9" x 5' 1") Low level flush WC, hand wash basin, space and plumbing for washing machine, tiled flooring.

Reception Room One

4.63m x 3.4m (15' 2" x 11' 2") Into double glazed bay windows to front with integrated blinds, feature gas fireplace (disconnected), two radiators, laminate flooring.

Reception Room Two

3.34m x 2.6m (10' 11" x 8' 6"). Radiator, laminate flooring.

Kitchen / Diner

4.97m x 2.94m (16' 4" x 9' 8") Inset spotlights to ceiling, skylight window to rear ceiling, double glazed windows to rear, a range of matching wall and base units, granite work surfaces, one and a half bowl inset sink with granite drainer, integrated double oven, integrated microwave, five ringed gas hob, extractor hood, integrated dishwasher, integrated fridge, granite splash backs, tiled flooring, uPVC framed double doors to rear opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling with integral pull-down ladder, two built-in storage cupboards, laminate flooring.

Bedroom One

3.78m x 3.12m (12' 5" x 10' 3") Into double glazed bay windows to front, radiator, fitted vanity unit to front, fitted wardrobes and over-bed eye-level units, laminate flooring.

Bedroom Two

3.6m x 3.11m (11' 10" x 10' 2") Double glazed windows to rear, radiator, laminate flooring.

Bedroom Three

2.03m x 2.3m (6' 8" x 7' 7") Double glazed windows to front, radiator, fitted wardrobe, laminate flooring.

Bathroom

4.08m x 2.38m (13' 5" x 7' 10") Inset spotlights to ceiling, opaque double glazed windows to rear, freestanding roll-top bath, low level flush WC, hand wash basin inset within base units with a laminate surface, large rainfall shower cubicle, chrome hand towel radiator, laminate flooring.

EXTERIOR

Rear Garden

Approximately 65ft - Immediate wrap-around patio, bush, plant and flowerbed borders, patio area to rear, access to rear via timber gate, access to front via metal gate, remainder laid to lawn.

Detached Double Garage

6.06m x 5.0m (19' 11" x 16' 5") Power and lighting, electric remote controlled roller door to rear, uPVC door to front, access to garage via South Road, off street parking in front of garage.

Front Exterior

Front garden mostly laid to pebbles with bush and plant borders and paved pathway to front.