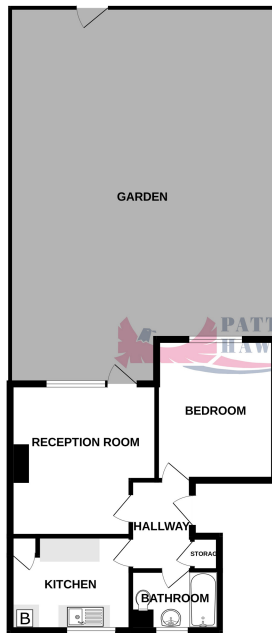


GROUND FLOOR
433 sq.ft. (40.3 sq.m.) approx.



PATTERSON
HAWTHORN

TOTAL FLOOR AREA - 433 sq.ft. (40.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 Hwagage 51224

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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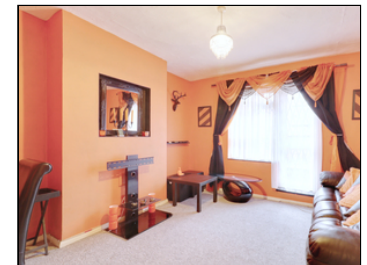
Ockendon@pattersonhawthorn.co.uk



Brock Green, South Ockendon

£170,000

- ONE BEDROOM GROUND FLOOR FLAT
- NO ONWARD CHAIN
- 32' X 24' PRIVATE REAR GARDEN
- MODERN METAL SECURITY GRILLS TO REAR
- GAS CENTRAL HEATING
- COMMUNAL RESIDENTS PERMIT PARKING
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO STATION , BUSES & MAJOR ROADS
- IDEAL FIRST TIME BUY



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GROUND FLOOR

Communal Entrance

Via security phone entry system.

Front Entrance

Via hardwood door opening into:

Hallway

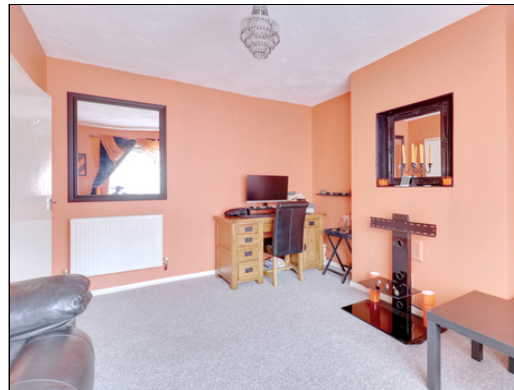
Small eye-level storage cupboard housing electricity meter and fuse box, built-in storage cupboard, radiator, vinyl flooring.

Reception Room

3.95m x 3.81m (13' 0" x 12' 6") Double glazed windows with metal security grills to rear, fitted carpet, radiator, uPVC framed door with metal security grill opening to private rear garden.

Bedroom

3.66m x 3.07m (12' 0" x 10' 1") Double glazed windows with metal security grill to rear, radiator, fitted carpet.



Kitchen

3.31m x 2.45m (10' 10" x 8' 0") Double glazed windows to front, a range of matching wall and base units, laminate work surfaces, inset sink and drainer, space for double cooker, space and plumbing for washing machine, space for freestanding fridge freezer, built-in storage cupboard, radiator, tiled splash backs, vinyl flooring.

Bathroom

2.3m x 1.55m (7' 7" x 5' 1") Opaque double glazed windows to front, high-level flush WC, hand wash basin, panelled bath, radiator, part tiled walls, vinyl tiled flooring.

EXTERIOR

Rear Garden

Approximately 32' x 24' Immediate hard standing patio, remainder laid to lawn, paved pathway with access to rear via timber gate.

Front Exterior

Communal residents permit parking.