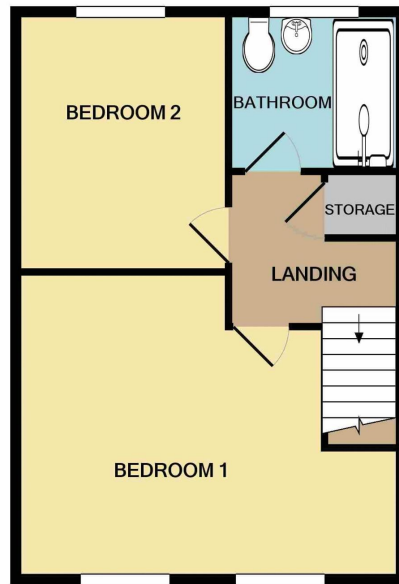



GROUND FLOOR



1ST FLOOR

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			
(92-100)	A		95
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Courts Way, South Ockendon

Guide Price £400,000

- CURRENTLY TWO BEDROOMS & BEING RE-CONVERTED BACK INTO THREE
- GUIDE PRICE £400,000 TO £425,000
- PRESENTED TO AN EXCEPTION STANDARD
- MODERN INTEGRAL SHUTTER BLINDS THROUGHOUT
- RE-FITTED GROUND FLOOR WC & FIRST FLOOR SHOWER ROOM
- ELECTRIC CAR CHARGING POINT
- BAY FRONTED KITCHEN WITH INTEGRATED APPLIANCES & GRANITE WORK TOPS
- ALLOCATED 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 opening into:

Hallway

Inset lights to ceiling, radiator, under-stairs storage cupboard, stairs to first floor.

Ground Floor WC

Inset spotlights to ceiling, radiator, heated hand towel rail, low level flush WC, hand wash basin inset within vanity unit, tiled walls, tiled flooring.

Reception Room

5.11m x 3.86m (16' 9" x 12' 8") Inset spotlights to ceiling, electric heater, storage cupboard, tiled flooring, double glazed window to rear, french doors to rear leading to rear garden.

Kitchen

2.88m x 2.80m (9' 5" x 9' 2") Inset spotlights to ceiling, double glazed bay window to front, a range of matching wall and base units, granite work surfaces, inset sink and drainer, electric oven, electric hob with extractor hood, integrated washing machine, integrated dishwasher, space and plumbing for fridge freezer.



FIRST FLOOR

Landing

Inset lights to ceiling, loft hatch to ceiling, storage cupboard, fitted carpet.

Bedroom One

5.08m x 4.23m (16' 8" x 13' 11") Inset spotlights to ceiling, two double glazed windows to front, radiator, fitted carpet.

Bedroom Two

3.62m x 2.8m (11' 11" x 9' 2") Inset spotlights to ceiling, double glazed window to rear, radiator, fitted carpet.

Bathroom

2.12m x 1.84m (6' 11" x 6' 0") Inset lights to ceiling,, double glazed window to rear, walk-in shower, hand wash basin, low level flush WC inset within a vanity unit, tiled walls, tiled flooring.

EXTERIOR

Rear Garden (Unmeasured)

Immediate patio area, remainder laid to lawn,, shed to remain, access to front via wooden gate.

Front Garden

Allocated parking to front, side access to rear garden via gate.