



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  
Made with Metropix ©2019



**Elmdon Road, South Ockendon**  
**£180,000**

- TWO DOUBLE BEDROOMS
- FIRST FLOOR FLAT
- LARGE LIVING ACCOMMODATION
- DRESSING ROOM/WALK IN WARDROBE TO MASTER
- CLOSE TO AMENITIES & SCHOOLS
- IDEAL FIRST TIME BUY
- NO ONWARD CHAIN



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**

### **Communal Entrance**

Via security phone entry system, stairs to first floor.

### **Front Entrance**

Via hardwood door into:

### **Hallway**

Built in storage cupboard, fitted carpet.

### **Lounge / Diner**

6.16m > 3.7m (20' 3" > 12' 2") x 4.26m > 1.99m (14' 0" > 6' 6") Fixed and casement window to side, fanlight window to front, storage heater, fitted carpet.

### **Kitchen**

2.41m x 2.2m (7' 11" x 7' 3") Fixed and casement window to front, 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 fridge freezer, tiled splash backs, laminate tiled flooring.



### **Bathroom**

Opaque fan light window to side, panelled bath, shower, low level flush WC, hand wash basin, tiled splash back, fitted carpet.

### **Bedroom One**

3.85m x 3.18m (12' 8" x 10' 5") Fixed and casement window to side, storage heater, fitted carpet.



### **Walk-in Wardrobe/dressing room**

2.4m x 2.05m (7' 10" x 6' 9") fitted carpet.

### **Bedroom Two**

2.95m x 2.55m (9' 8" x 8' 4") Fixed and casement window to side, storage heater, fitted carpet.

