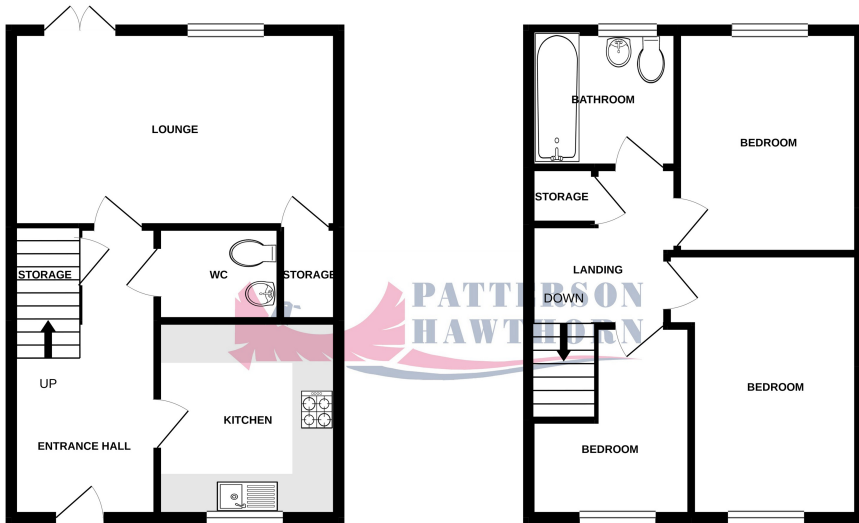


GROUND FLOOR  
427 sq.ft. (39.6 sq.m.) approx.

1ST FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 858 sq.ft. (79.7 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 Mergix ©2020



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>	85	85
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>	89	89
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

**Anglia Way, South Ockendon**  
**£325,000**

- THREE BEDROOMS
- SEMI DETACHED HOUSE
- WELL MAINTAINED THROUGHOUT
- EXTENDED REAR GARDEN
- GROUND FLOOR WC
- 2013 NEW BUILD
- 0.7 MILES TO STATION
- OFF STREET PARKING FOR THREE CARS

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 composite door into:

### **Hallway**

Under-stairs storage cupboard, radiator, fitted carpet, stairs to first floor.

### **Kitchen**

2.88m x 2.8m (9' 5" x 9' 2") Double glazed windows to front, range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with chrome mixer tap, integrated double oven with four ringed gas hob, extractor hood, integrated dishwasher, Integrated washing machine, integrated fridge, integrated freezer, laminate splash backs, tile effect vinyl flooring.

### **Ground Floor WC**

1.86m x 1.46m (6' 1" x 4' 9") Low-level flush WC, hand wash basin with tiled splash back, radiator, tile effect vinyl flooring.

### **Lounge / Diner**

5.1m x 3.87m (16' 9" x 12' 8") > 3.45m (11' 4") Double glazed windows to rear, two radiators, large built-in storage cupboard, fitted carpet, uPVC framed double doors opening to rear garden.



## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling with integrated stepladder leading to part boarded, built in storage cupboard housing water tank/boiler, fitted carpet.

### **Bedroom One**

3.61m x 2.82m (11' 10" x 9' 3") Double glazed windows to rear and side, radiator, fitted carpet.

### **Bedroom Two**

4.31m x 2.3m (14' 2" x 7' 7") Double glazed windows to front, radiator, fitted carpet.

### **Bedroom Three**

3.19m x 2.71m (10' 6" x 8' 11") > 1.54m (5' 1") Double glazed window to front, radiator, fitted carpet.

### **Bathroom**

2.16m x 1.9m (7' 1" x 6' 3") Opaque double glazed windows to rear, low-level flush WC, hand wash basin with tiled splash back, panelled bath, shower, radiator, tile effect vinyl flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 40ft - Part patio part laid to lawn, timber shed to rear, access to rear via timber gate.

### **Front Exterior**

Paved pathway to front, paved driveway to side giving off street parking for three cars.