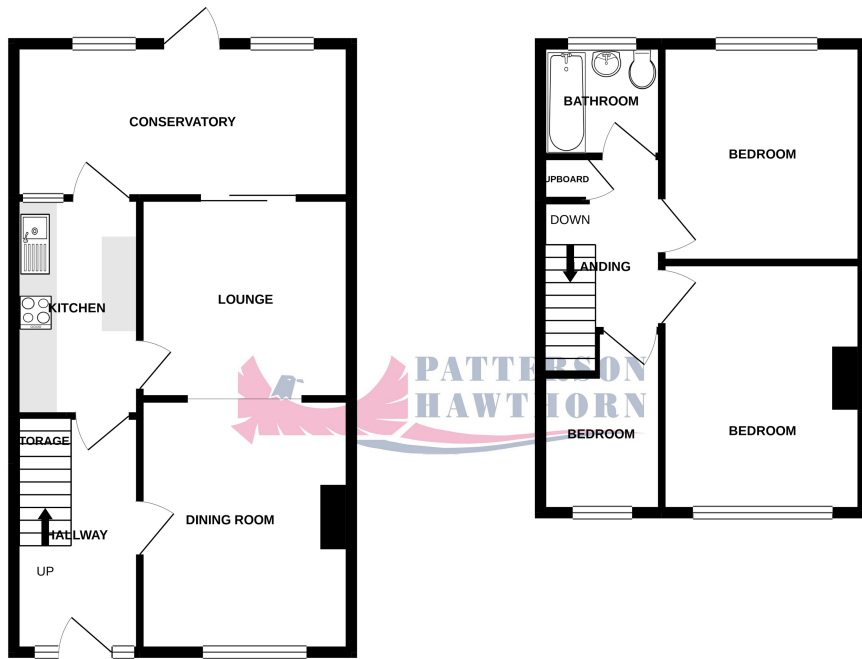


GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.

1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 954 sq.ft. (88.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Mergelo ©2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.



01708 400 400

Ockendon@pattersonhawthorn.co.uk



Alfred Road, South Ockendon

£395,000

- THREE BEDROOM END OF TERRACE HOUSE
- 13' BAY FRONTED RECEPTION ROOM
- 17' MODERN OPEN PLAN KITCHEN / DINER
- CONSERVATORY / UTILITY ROOM
- 45' WELL MAINTAINED REAR GARDEN
- PATIO BASE & PORCELAIN TILES INCLUDED
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING)
- SOUGHT AFTER LOCATION CLOSE TO AMENITIES & SCHOOLS



See our full selection of properties online at www.pattersonhawthorn.com



GROUND FLOOR

Front Entrance

Via composite door opening into:

Entrance Hall

Under stairs storage cupboard, radiator, tiled flooring, obscure double glazed windows to front, stairs to first floor.

Reception Room

4.0m x 3.37m (13' 1" x 11' 1") Inset spotlights to ceiling, double glazed bay windows to front, radiator, fitted carpet.

Kitchen / Diner

5.27m x 3.43m (17' 3" x 11' 3") Inset spotlights to ceiling, a range of matching wall and base units, laminate work surfaces, inset sink drainer with mixer tap, integrated double oven, four ring electric hob, extractor hood, integrated fridge, integrated freezer, integrated dishwasher, laminate splash back, tiled flooring, radiator, uPVC framed double glazed sliding door to rear opening into:

Conservatory

Kitchen island with a range of base units and breakfast bar.



Utility Room / Conservatory

4.61m x 2.23m (15' 1" x 7' 4") Corrugated plastic roof, double glazed windows to rear, laminate work surfaces with space and plumbing under for washing machine and tumble dryer, boiler, vinyl flooring, uPVC door to rear opening to rear garden.

FIRST FLOOR

Landing

Inset spotlights to ceiling, loft hatch to ceiling, fitted carpet.

Bedroom One

4.04m x 3.2m (13' 3" x 10' 6") Inset spotlights to ceiling, double glazed bay windows to front, radiator, fitted carpet.

Bedroom Two

3.44m x 3.22m (11' 3" x 10' 7") Inset spotlights to ceiling, double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

2.9m x 2.03m (9' 6" x 6' 8") x 1.95m (6' 5") Inset spotlights to ceiling, double glazed windows to front, radiator, fitted carpet.

Bathroom

1.92m x 1.81m (6' 4" x 5' 11") Inset spotlights to ceiling, double glazed windows to rear, low level flush WC, hand wash basin, P-shaped panelled bath, shower, tiled walls, radiator, tiled flooring.

EXTERIOR

Rear Garden

Approximately 45' Immediate hardstanding area, remainder laid to lawn, access to front via metal gate.

Front Exterior

Off street parking and a paved pathway.

