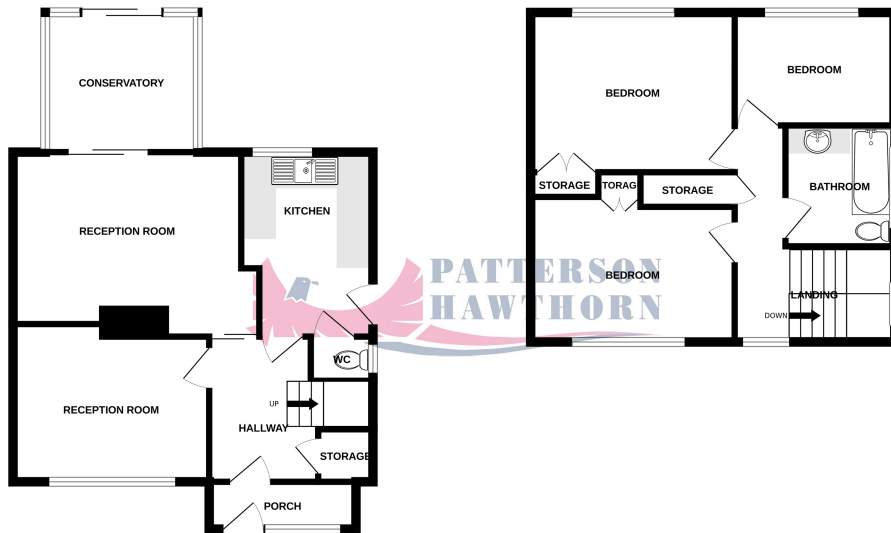


GROUND FLOOR
566 sq.ft. (52.5 sq.m.) approx.

1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 1032 sq.ft. (95.9 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 here are not 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		
(81-91)	B		85
(69-80)	C		
(55-68)	D	70	
(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



Ravel Road, South Ockendon

£425,000

- THREE LARGE BEDROOMS SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- 49' (APPROX) SIDE PLOT
- HIGH POTENTIAL TO EXTEND OR DEVELOP (SUBJECT TO PLANNING CONSENTS)
- 18' DETACHED GARAGE
- POPULAR LOCATION CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO A13 & M25 & LAKESIDE SHOPPING
- MULTI-CAR OFF STREET PARKING



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GROUND FLOOR

Front Entrance

Via uPVC door opening into porch. opaque double glazed windows to front, fitted carpet, second front entrance via hardwood framed door opening into:

Reception Room One

4.69m x 3.51m (15' 5" x 11' 6") > 3.27m (10' 9") Feature exposed brick fireplace, radiator, fitted carpet, aluminium framed sliding door to rear opening into conservatory.

Reception Room Two

3.73m x 3.0m (12' 3" x 9' 10") Double glazed windows to front, radiator, fitted carpet.

Kitchen

3.48m x 2.5m (11' 5" x 8' 2") > 2.16m (7' 1") Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink and double drainer, space and plumbing for washing machine, space for cooker, space for freestanding fridge freezer, tiled splash backs, vinyl flooring, radiator uPVC framed door to side opening to side and rear garden.

Ground Floor WC

Opaque double glazed window to side, low-level flush WC, part tiled walls, tiled flooring.

Conservatory

2.9m x 2.67m (9' 6" x 8' 9") Windows throughout, integral blinds to ceiling, fitted carpet, double doors to rear opening to rear garden.



FIRST FLOOR

Landing

Via split-level stairs, loft hatch to ceiling, double glazed window to front, double glazed window to side halfway upstairs, fitted carpet, airing cupboard housing water tank.

Bedroom One

3.87m x 2.76m (12' 8" x 9' 1") Double glazed windows to front, radiator, built-in storage cupboard, fitted carpet.

Bedroom Two

3.87m x 3.05m (12' 8" x 10' 0") Double glazed windows to rear, radiator, built-in storage cupboard.

Bedroom Three

3.04m x 2.15m (10' 0" x 7' 1") Double glazed windows to rear, radiator, fitted carpet.

Bathroom

2.3m x 2.06m (7' 7" x 6' 9") Opaque double glazed windows to side, panelled bath, low-level flush WC, hand wash basin inset within a base unit, radiator, part tiled walls, tiled floor.



EXTERIOR

Rear Garden

Approximately 40' Immediate wrap-around hard standing pathway, remainder laid to lawn on two levels, flowerbed borders.

Side Plot

Approximately 49' Mostly paved.



Detached Brick Garage

5.71m x 2.98m (18' 9" x 9' 9") Power and lighting, metal up and over door to front, uPVC framed double glazed window and single door to side.

Front Exterior

Part laid to lawn, part laid to imprinted concrete giving off street parking for three cars with bush and plant borders.

