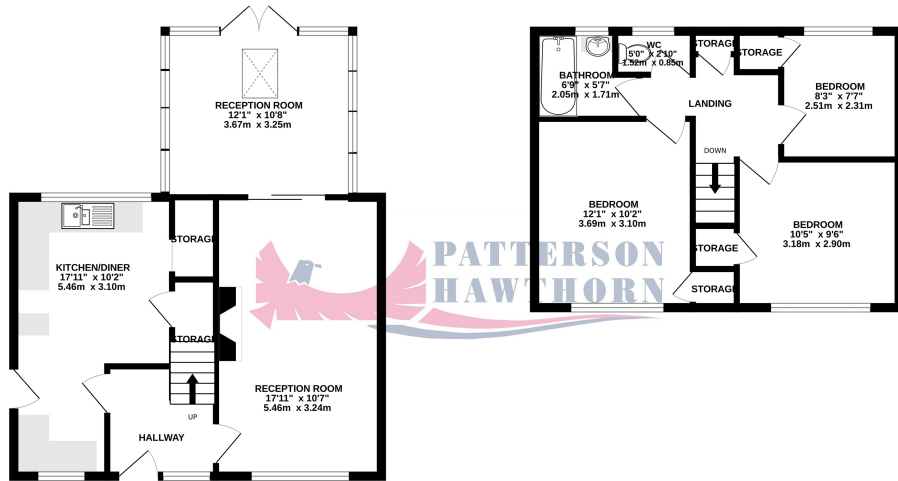



GROUND FLOOR
544 sq.ft. (50.6 sq.m.) approx.

1ST FLOOR
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 960 sq.ft. (89.2 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 Metropix v2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	67	
(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.



Mollands Lane, South Ockendon

£525,000

- THREE BEDROOM SEMI DETACHED HOUSE
- 18' SIDE PLOT
- HUGE POTENTIAL TO EXTEND/DEVELOP (SUBJECT TO PLANNING CONSENTS)
- ONE OF OCKENDON'S MOST SOUGHT AFTER ROADS
- BEAUTIFUL RURAL LOCATION
- EXCELLENT CONDITION THROUGHOUT
- TWO RECEPTION ROOMS





GROUND FLOOR

Front Entrance

Via composite door opening into:

Entrance Hall

Obscure double glazed windows to front, hardwood flooring, stairs to first floor.

Reception Room One

5.46m x 3.24m (17' 11" x 10' 8") Double glazed windows to front, radiator, feature fireplace with burner, hardwood flooring, uPVC framed double glazed sliding doors to rear opening into:

Reception Room Two

3.67m x 3.25m (12' 0" x 10' 8") Skylight window to ceiling, inset spotlights to ceiling, double glazed windows throughout, modern gun-metal grey vertical radiator, luxury vinyl flooring.

Kitchen

5.47m x 3.18m (17' 11" x 10' 5") x 3.07m (10' 1") Spotlight bars to ceiling, double glazed windows to front and rear, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, space for double cooker, space and plumbing for washing machine and dishwasher, space for freestanding fridge freezer, large under stair storage cupboard, hardwood door to side opening to side and rear garden.

