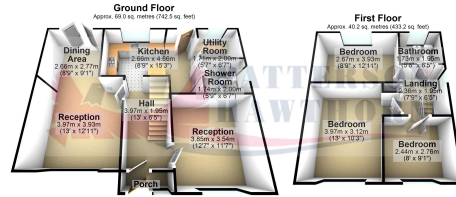



Total area: approx. 109.2 sq. metres (1175.7 sq. feet)



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| Energy Efficiency Rating                    |          | Current                 | Potential   |
|---|----------|-------------------------|---|
| Very energy efficient - lower running costs |          |                         |   |
| (92+)                                       | <b>A</b> |                         |   |
| (81-91)                                     | <b>B</b> |                         |   |
| (69-80)                                     | <b>C</b> | 75                      | 79  |
| (55-68)                                     | <b>D</b> |                         |   |
| (39-54)                                     | <b>E</b> |                         |   |
| (21-38)                                     | <b>F</b> |                         |   |
| (1-20)                                      | <b>G</b> |                         |   |
| Not energy efficient - higher running costs |          |                         |   |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |  |

### Cherwell Grove, South Ockendon Offers in Excess of £425,000

- GREATLY EXTENDED THREE BEDROOM END OF TERRACE HOUSE
- EXCELLENT CONDITION THROUGHOUT
- THREE RECEPTION ROOMS
- 15' MODERN KITCHEN
- UTILITY ROOM & GROUND FLOOR SHOWER ROOM/WC
- FIRST FLOOR FAMILY BATHROOM
- 45' LANDSCAPED REAR GARDEN
- AIR CONDITIONING
- SCOTSWOOD & BRICK CONSTRUCTION
- EPC RATING C & COUNCIL TAX BAND A



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 opening into:

### **Porch**

2.04m x 0.72m (6' 8" x 2' 4") Double glazed windows to front, tiled flooring, second front entrance via uPVC door opening into:

### **Entrance Hall**

Built-in storage cupboard housing electricity meter and fuse box, touch-close understairs storage cupboards, radiator, tiled flooring, stairs to first floor, access to accommodation.

### **Reception Room One**

3.98m x 3.94m (13' 1" x 12' 11") Double glazed bay window to front, radiator, laminate flooring.

### **Reception Room Two**

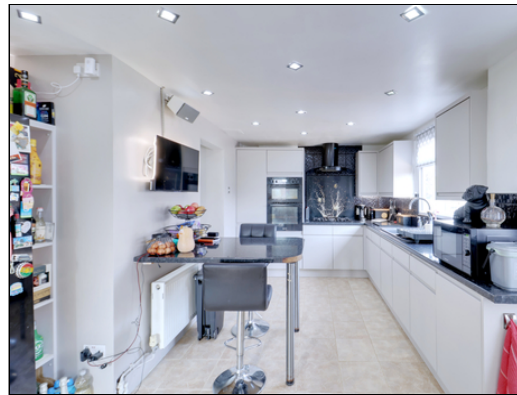
2.78m x 2.67m (9' 1" x 8' 9") Radiator, laminate flooring, uPVC framed double glazed French doors to rear opening to rear garden.

### **Reception Room Three**

3.84m x 3.55m (12' 7" x 11' 8") Double glazed bay window to front, radiator, air-conditioning unit, fitted carpet, fitted carpet.

### **Kitchen**

4.65m x 3.58m (15' 3" x 11' 9") > 2.75m (9' 0") Double glazed windows to rear, inset spotlights to ceiling, loft hatch to ceiling, a range of integrated handled matching wall and base units, laminate worksurfaces, inset sink and drainer with mixer tap, integrated double oven, five ring gas hob, extractor hood, breakfast



bar area, space for American-style fridge freezer, tiled splashbacks, tiled flooring.

### **Utility Room**

2.06m x 1.72m (6' 9" x 5' 8") Double glazed windows to rear, a range of matching wall and base units, laminate worksurfaces, inset sink and drainer with mixer tap, space and plumbing for washing machine, radiator, tiled flooring.

### **Ground Floor Shower Room / WC**

2.06m x 1.74m (6' 9" x 5' 9") Inset spotlights to ceiling, obscure double glazed windows to side, low-level flush WC, hand wash basin set on a range of drawer and base units, shower cubicle, chrome hand towel radiator, part tiled walls, tiled flooring.

## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling, double glazed window to side, airing cupboard, fitted carpet.

### **Bedroom One**

4.09m (Into fitted wardrobes) x 3.12m (13' 5" x 10' 3") Double glazed windows to front, radiator, air-conditioning unit, fitted wardrobes, fitted carpet.



### **Bedroom Two**

3.95m x 2.7m (13' 0" x 8' 10") Double glazed windows to rear, radiator, fitted carpet.



### **Bedroom Three**

2.82m x 2.46m (9' 3" x 8' 1") Double glazed windows to front, radiator, built-in shelving, fitted carpet.

### **Bathroom**

1.97m x 1.72m (6' 6" x 5' 8") Obscure double glazed windows to rear, panelled bath, shower, low-level flush WC, hand wash basin set on base units with laminate surface, chrome hand towel radiator, vinyl tiled flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 45' Immediate composite decking, remainder part paved and part laid to lawn with flowerbed borders, access to front via timber gate.

### **Front Exterior**

Fully paved giving off street parking.

