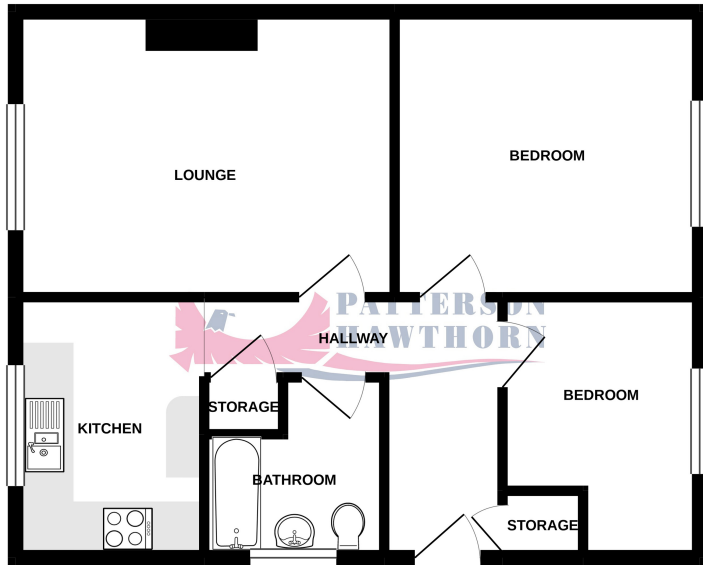


GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA: 533 sq.ft. (49.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		78
(55 to 68) D	67	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 to 100) A		
(81 to 91) B		82
(69 to 80) C		
(55 to 68) D	66	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



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Ockendon@pattersonhawthorn.co.uk



Elm Road, South Ockendon £220,000

- TWO BEDROOMS
- GROUND FLOOR MAISONETTE
- IMMACULATE THROUGHOUT
- TWO PRIVATE GARDENS (FRONT & REAR)
- PRIVATE FRONT ENTRANCE
- CLOSE TO AMENITIES & SCHOOLS
- EASY ACCESS TO A13, M25 & LAKESIDE
- IDEAL FIRST TIME BUY



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GROUND FLOOR

Front Entrance

Via uPVC door into:

Hallway

Inset spotlights to ceiling, radiator, large built-in storage cupboard, tiled flooring.

Lounge

4.38m x 3.33m (14' 4" x 10' 11") Inset spotlights to ceiling, double glazed windows to front, radiator, hardwood flooring.

Bedroom One

3.61m x 3.03m (11' 10" x 9' 11") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Two

2.46m x 2.19m (8' 1" x 7' 2") Double glazed windows to rear, radiator, fitted carpet.



Bathroom

2.05m x 1.65m (6' 9" x 5' 5") Inset spotlights to ceiling. opaque double glazed windows to side. panelled bath, shower, hand wash basin, low-level flush WC, chrome hand towel radiator, tiled walls, tile effect vinyl flooring.

Kitchen

3.05m x 2.12m (10' 0" x 6' 11") Inset spotlights to ceiling, double glazed windows to front, range of matching wall and base units, stone effect work surfaces, one and half bowl inset sink with chrome mixer tap, integrated oven, four ringed electric hob, extractor hood, space and plumbing for washing machine, integrated fridge, integrated freezer, integrated dishwasher, breakfast bar area, radiator, tiled flooring.



EXTERIOR

Rear Garden

Approximately 27ft - Immediate raised decking area, remainder laid to lawn with plant borders, timber shed.

Front Exterior

Laid to lawn with hard standing pathway.

