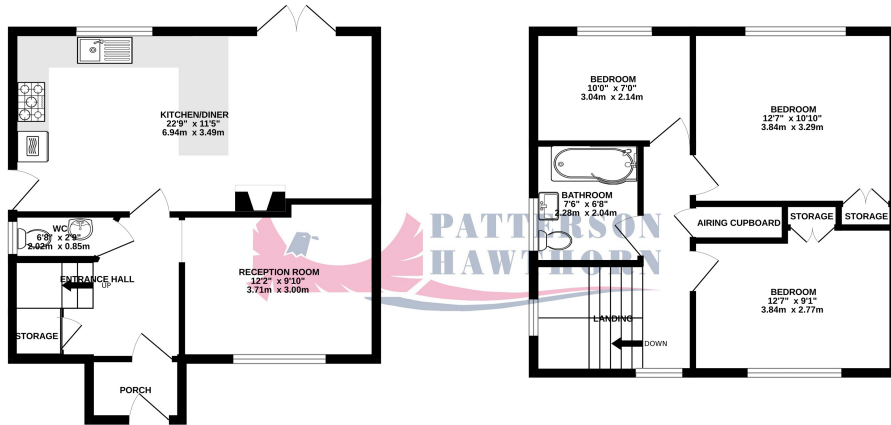


GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.

1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA: 965 sq.ft. (89.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, beams 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 12/2024

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Ravel Road, South Ockendon

£450,000

- THREE LARGE BEDROOM SEMI DETACHED HOUSE
- APPROX 50' (MAX) SIDE PLOT
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)
- EXCELLENT CONDITION THROUGHOUT
- GROUND FLOOR WC
- RE-FITTED FIRST FLOOR BATHROOM
- 22' KITCHEN/DINER
- LANDSCAPED REAR & SIDE GARDEN



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; laminate flooring, second front entrance via hardwood door opening into:

Entrance Hall

Under stairs storage cupboard, radiator, laminate flooring, stairs to first floor.

Reception Room One

3.71m x 3.0m (12' 2" x 9' 10") (Max) Double glazed windows to front, radiator, laminate flooring.

Kitchen

6.94m x 3.49m (22' 9" x 11' 5") (Max) Inset spotlights to ceiling throughout, double glazed windows to rear, a range of matching wall and base units, laminated work surfaces, inset sink and drainer with mixer tap, integrated double oven, four ring gas hob, extractor hood, space and plumbing for washing machine and dishwasher, tiled splash backs, porcelain tiled flooring, uPVC framed double glazed double doors with integral blinds to rear opening to rear garden, uPVC door to side with integral blinds leading to side and rear garden.

Ground Floor WC

Obscure double glazed windows to side, low-level flush WC, hand wash basin, part tiled walls, tiled flooring.



FIRST FLOOR

Landing

Via split level stairs, double glazed windows to front and side, loft hatch to ceiling, built-in airing cupboard, fitted carpet.

Bedroom One

3.84m x 3.04m (12' 7" x 10' 0") Double glazed windows to rear, radiator, fitted carpet, built in storage cupboard.

Bedroom Two

3.84m x 2.77m (12' 7" x 9' 1") Double glazed windows to front, radiator, built in storage cupboard.

Bedroom Three

3.04m x 2.14m (10' 0" x 7' 0") Double glazed windows to rear, radiator, fitted carpet.

Bathroom

2.2m x 2.04m (7' 3" x 6' 8") Obscure double glazed windows to side, panelled bath, rainfall shower, low level flush WC, hand wash basin set on base units, chrome hand towel radiator, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 70' x 30' (Max) Immediate hard standing wrap-around patio, remainder laid to lawn. shed to rear. raised sandstone paved side garden, access to front via timber gate.

Front Exterior

Laid to lawn and hard standing front garden with decorative gravel slate, approximately 50' side plot, mostly hard standing giving off street parking for multiple cars.