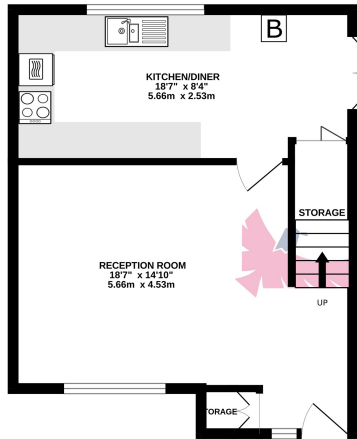
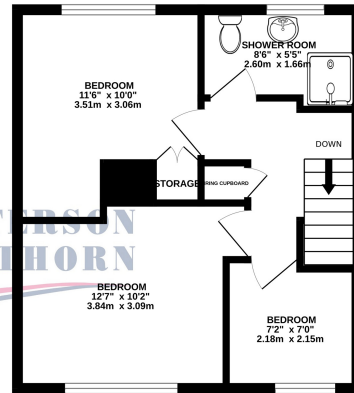


GROUND FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 783 sq.ft. (72.7 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 have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Annalee Gardens, South Ockendon £360,000

- THREE BEDROOM END OF TERRACE HOUSE
- 72' x 65' REAR GARDEN INCLUDING SIDE PLOT
- HUGE POTENTIAL TO EXTEND, LIKE NEIGHBOURS (SUBJECT TO PLANNING CONSENTS)
- 2021 NEW ROOF
- 2018 NEW WINDOWS & FRONT DOOR
- 19' KITCHEN/DINER
- OFF STREET PARKING
- END OF CUL-DE-SAC LOCATION
- CLOSE TO SHOPS, AMENITIES & SCHOOLS



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 uPVC door opening into porch; obscure double glazed windows to side and front, built in base storage cupboard housing electricity meter and fuse box, fitted carpet.

### **Reception Room**

4.63m x 3.78m (15' 2" x 12' 5"). Double glazed windows to front, two radiators, feature fireplace, fitted carpet, stairs to first floor.

### **Kitchen/Diner**

5.87m (Max) x 2.53m (19' 3" x 8' 4"). Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated double oven, four ring electric hob, extractor hood, space and plumbing for washing machine, space for tumble dryer, space for freestanding fridge freezer, tiled splash backs, black-and-white tiled flooring, radiator, under stairs storage cupboard, uPVC framed double doors to side opening to rear garden.



## **FIRST FLOOR**

### **Landing**

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

### **Bedroom One**

3.48m x 3.28m (11' 5" x 10' 9"). Double glazed windows to front, radiator, fitted carpet.

### **Bedroom Two**

3.51m (max) x 2.97m (11' 6" x 9' 9"). Double glazed windows to rear, radiator, built-in storage cupboard, fitted carpet.

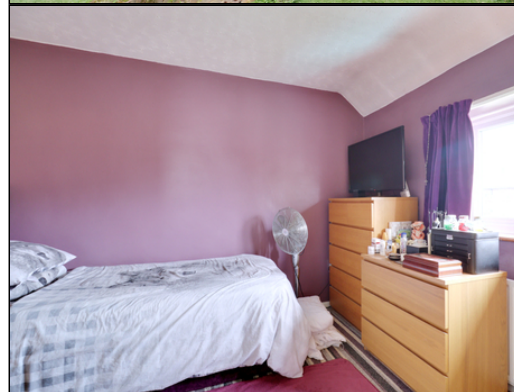
### **Bedroom Three**

2.31m x 2.09m (7' 7" x 6' 10") (Max). Double glazed windows to front, radiator, fitted carpet.



### **Shower Room**

2.6m x 1.47m (8' 6" x 4' 10"). Obscure double glazed windows to rear, low level flush WC, hand wash basin, shower cubicle, tiled walls, radiator, vinyl flooring.



## **EXTERIOR**

### **Rear Garden**

Approximately 65' x 72' (Max). Mostly laid to lawn with patio area, access to front via timber gate.

### **Front Exterior**

Hard standing driveway giving off street parking.

