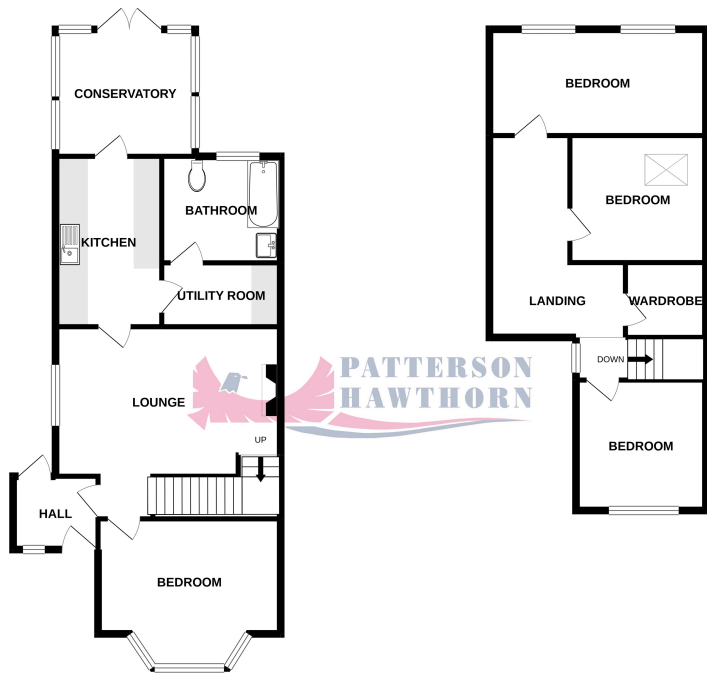


GROUND FLOOR
757 sq.ft. (70.4 sq.m.) approx.

1ST FLOOR
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA: 1287 sq.ft. (119.6 sq.m.) approx.
While 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. The plan is for illustrative purposes only and should be used on 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

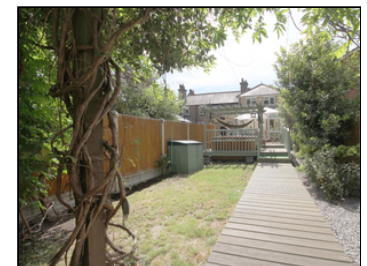
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		95
(81 to 91) B		
(69 to 80) C		
(55 to 68) D	63	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A		58 59
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Purfleet Road, South Ockendon £425,000

- FOUR BEDROOMS
- END OF TERRACE HOUSE
- EXTENDED
- CONSERVATORY
- IMMACULATE THROUGHOUT
- APPROX 72FT LANDSCAPED GARDEN
- DETACHED OUTBUILDING / OFFICE
- OFF STREET PARKING
- HIGHLY SOUGHT AFTER ROAD



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.

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GROUND FLOOR

Front Entrance

Via hardwood door into porch, double glazed windows to front, door to rear leading to pathway and rear garden, fitted carpet.

Lounge

3.98m > 3.03m (13' 1" > 9' 11") x 4.31m (14' 2") Double glazed windows to side, exposed brick-built fireplace with space and fittings for wood burner, fitted carpet, stairs to first floor.

Ground Floor Bedroom

3.06m x 3.06m (10' 0" x 10' 0") Double glazed bay sash window to front, radiator, fitted carpet.

Kitchen

4.74m x 2.15m (15' 7" x 7' 1") Double glazed windows to side, range of matching wall and base units, laminate work surfaces, one and half bowl inset butler style sink with chrome mixer tap, double cooker with five ringed electric hob, extractor hood, space for wine cooler, space for tumble dryer, integrated washing machine, integrated dishwasher, laminate splash backs, wood grain effect laminate flooring, hardwood door leading to:

Conservatory

2.98m x 3.28m (9' 9" x 10' 9") uPVC framed double glazed windows throughout, wood grain effect laminate flooring, uPVC framed double doors leading to rear garden.

Utility Area

Inset spotlight to ceiling, space for American style fridge freezer (Vendor advises this will remain), two wall units, wood grain effect laminate flooring.



Bathroom

3.65m x 2.08m (12' 0" x 6' 10") Opaque double glazed windows to rear, Victorian style roll top bath with rainfall shower, low level flush WC, hand wash basin inset with drawer units, hand towel radiator, rainfall shower cubicle, stone tiled flooring.

FIRST FLOOR

Landing

Inset spotlights to ceiling, loft hatch to ceiling, walk in wardrobe, double glazed sash window to side, radiator, fitted carpet.

Walk-In-Wardrobe

1.98m x 1.71m (6' 6" x 5' 7") Loft hatch to ceiling, inset spotlights to ceiling, fitted carpet.

Bedroom One

4.15m x 2.96m (13' 7" x 9' 9") Loft hatch to ceiling leading to part boarded loft, inset spotlights to ceiling, double glazed windows to rear, radiator, fitted carpet.

Bedroom Two

3.06m x 3.06m (10' 0" x 10' 0") Inset spotlights to ceiling, double glazed sash windows to front, radiator, fitted carpet.



Bedroom Three

2.8m x 2.12m (9' 2" x 6' 11") Skylight to ceiling, inset spotlights to ceiling, radiator, fitted carpet.



EXTERIOR

Rear Garden

Approximately 72ft – Immediate raised split level decking area, hot tub (to remain) covered by a pergola, various bush and plant borders, remainder laid to lawn.

Detached Outbuilding / Office

Outbuilding space 4.85m x 4.56m (15' 11" x 15' 0") - Power and lighting throughout, alarmed, access to rear via hardwood door; Office space 3.44m x 2.13.44m x 2.1m (11' 3" x 6' 11") - Part carpet tiles part wood grain effect vinyl laminate flooring, hardwood door to front.

Front Exterior

Gravelled giving off street parking for multiple vehicles.

