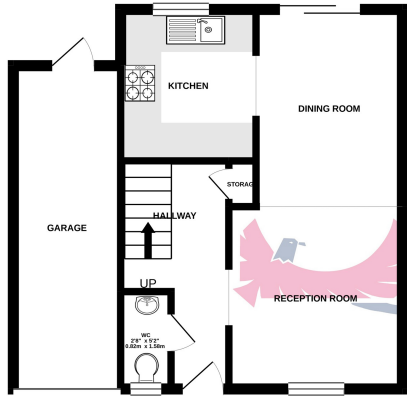
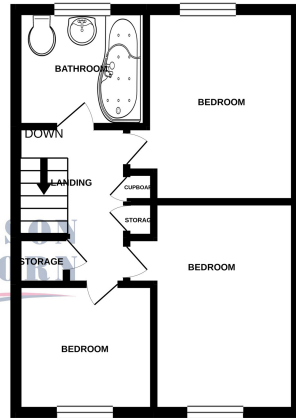


GROUND FLOOR  
402 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR  
321 sq.ft. (29.8 sq.m.) approx.




TOTAL FLOOR AREA: 723 sq.ft. (67.2 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 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) <b>A</b>		
(81 to 91) <b>B</b>		86
(69 to 80) <b>C</b>	71	
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		84
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	68	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

**Dale Close, South Ockendon**  
Offers In Excess Of £300,000

- THREE BEDROOMS
- END OF TERRACE HOUSE
- 26FT DOUBLE RECEPTION ROOM
- GROUND FLOOR WC
- GARAGE
- CLOSE TO AMENITIES & SCHOOLS
- EASY ACCESS TO A13 & M25
- ALLOCATED PARKING



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 security door into:

### **Hallway**

Built-in storage cupboard, further storage cupboard (to remain), under-stairs storage space, radiator, laminate flooring, stairs to first floor.

### **Ground Floor WC**

Comprising opaque windows to front, low level flush WC, hand wash basin, hand towel radiator, tiled walls, tiled flooring.

### **Lounge / Diner**

8.06m x 3.42m (26' 5" x 11' 3") > 2.64m (8' 8") Double glazed windows to front, radiator, laminate flooring, uPVC framed sliding doors to rear opening to rear garden.

### **Kitchen**

2.59m x 2.82m (8' 6" x 9' 3") Double glazed window to rear, range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with extendable mixer tap, integrated oven, four ringed gas hob, extractor hood, space and plumbing for washing machine, space and plumbing for dishwasher, space for free standing fridge freezer, laminate flooring.



## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling, three built-in storage cupboards, laminate flooring.

### **Bedroom One**

4.32m x 2.7m (14' 2" x 8' 10") Double glazed windows to front, radiator, laminate flooring.

### **Bedroom Two**

3.72m x 3.2m (12' 2" x 10' 6") Double glazed windows to rear, radiator, laminate flooring.

### **Bedroom Three**

2.37m x 2.63m (7' 9" x 8' 8") Double glazed windows to front, radiator, laminate flooring.

### **Bathroom**

2.06m x 1.78m (6' 9" x 5' 10") Opaque double glazed window to rear, P-shaped Jacuzzi bath, shower, low level flush WC, hand wash basin inset within base units, tiled splash backs, chrome towel radiator, tiled flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 31ft - Immediate patio area, remainder laid to lawn, access to rear via timber gate, garage to side.

### **Garage**

6.9m x 2.49m (22' 8" x 8' 2") Power, metal up and over door to front.

### **Front Exterior**

Laid to lawn with paved pathway to front.

