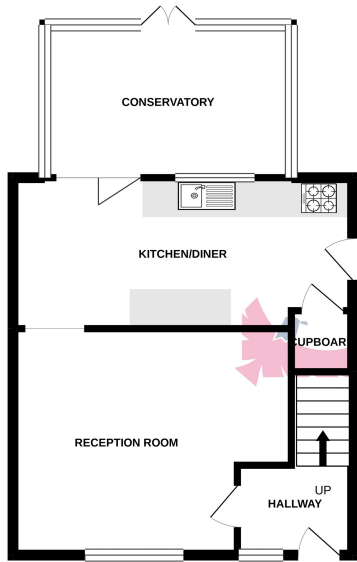
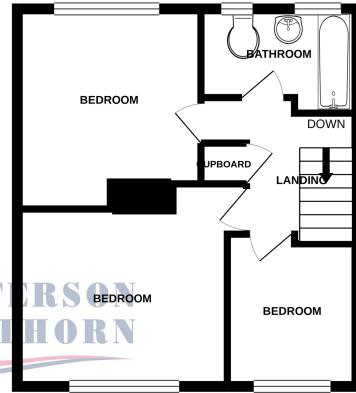


GROUND FLOOR
497 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA: 876 sq.ft. (81.4 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) A		
(81 to 91) B		86
(69 to 80) C	71	
(55 to 68) D		
(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		
(81 to 91) B		84
(69 to 80) C	69	
(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	

Fortin Way, South Ockendon
GUIDE PRICE £315,000

- THREE BEDROOMS
- GUIDE PRICE £315,000 - £325,000
- END OF TERRACE HOUSE
- WELL MAINTAINED & PRESENTED THROUGHOUT
- UN-OVERLOOKED 50' REAR GARDEN
- CONSERVATORY
- 18' KITCHEN/DINER
- CLOSE TO AMENITIES & SCHOOLS
- EASY ACCESS TO A13, M25 & LAKESIDE



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 composite door into:

Ground Floor Hallway

Radiator, laminated flooring, stairs to first floor.

Lounge

4.62m x 3.75m (15' 2" x 12' 4"). Double glazed windows to front, radiator, laminated flooring.

Kitchen/Diner

5.64m x 2.52m (18' 6" x 8' 3"). Inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminated work surfaces, inset sink and drainer with extendable mixer tap, oven, four ring gas hob, space and plumbing for washing machine, space and plumbing for dishwasher, integrated fridge, integrated freezer, under stairs storage cupboard, radiator, tiled splash backs, laminated flooring, uPVC door to side, hardwood door to rear opening into conservatory.

Conservatory

4.05m x 2.41m (13' 3" x 7' 11"). Double glazed windows throughout, laminated flooring, uPVC framed double doors to rear opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling, double glazed windows to side, built-in storage cupboard, fitted carpet.

Bedroom One

3.45m x 3.28m (11' 4" x 10' 9"). Double glazed windows to front radiator, fitted carpet.

Bedroom Two

3.52m x 2.98m (11' 7" x 9' 9"). Double glazed windows to rear, radiator, laminated flooring.

Bedroom Three

2.39m x 2.13m (7' 10" x 7' 0"). Double glazed windows to front, radiator, fitted carpet.

Bathroom

2.58m x 1.44m (8' 6" x 4' 9"). Opaque double glazed windows to rear, paneled bath with shower attachment, low-level flush WC, hand wash basin, tiled walls, tiled flooring, radiator.

EXTERIOR

Rear Garden

Measuring approximately 50'. Immediate wrap around patio area, hard standing area to rear, timber shed to rear, raised brick built flowerbed borders, remainder laid to lawn, access to front via metal gate.

Front Garden

Paved pathway leading to front, remainder laid to lawn with various bush and plant borders.