


GROUND FLOOR
APPROX. FLOOR
AREA 562 SQ.FT.
(52.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 371 SQ.FT.
(34.5 SQ.M.)


TOTAL APPROX. FLOOR AREA 933 SQ.FT. (86.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2019

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		64
(39 to 54) E	49	
(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		
(69 to 80) C		
(55 to 68) D		61
(39 to 54) E	44	
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



Lowlands Road, South Ockendon

Guide Price £375,000

- GUIDE PRICE £375,000 - £385,000
- THREE BEDROOMS
- SEMI DETACHED HOUSE
- EXTENDED TO REAR
- TWO RECEPTION ROOMS
- GARAGE
- RE-FITTED BATHROOM
- OFF STREET PARKING
- 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.



GROUND FLOOR

Front Entrance

Via uPVC front door into storm porch, double glazed windows to front fixed window to side, tiled flooring, second door hardwood framed opening into:

Hallway

Under-stairs storage cupboard, radiator, hardwood flooring, stairs to first floor.

Lounge

3.46m x 3.32m (11' 4" x 10' 11") Double glazed bay window to front, radiator, fitted carpet.

Reception Room Two (Opening from Lounge)

3.51m x 3.22m (11' 6" x 10' 7") Feature fireplace, radiator, fitted carpet, hardwood framed double doors opening into:

L-Shaped Kitchen / Diner

7.06m > 3.33m (23' 2" > 10' 11") x 4.72m > 1.79m (15' 6" > 5' 10") Range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with chrome mixer tap, integrated oven, five ringed gas hob, extractor hood, space and plumbing for washing machine, integrated dishwasher (currently not plumbed), radiator, double glazed window to side; dining area has radiator to side, uPVC framed sliding rear door and further single uPVC framed rear door opening to rear garden, hardwood flooring throughout.



FIRST FLOOR

Landing

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

Bedroom One

4.49m x 3.3m (14' 9" x 10' 10") Double glazed bay window to front, radiator, wood grain effect laminate flooring.

Bedroom Two

3.54m x 3.22m (11' 7" x 10' 7") Double glazed windows to rear, radiator, wood grain effect laminate flooring.

Bedroom Three

1.98m x 1.75m (6' 6" x 5' 9") Double glazed windows to front, built in storage cupboard, radiator, wood grain effect laminate flooring.

Bathroom

Comprising inset spotlights to ceiling, opaque double glazed windows to rear, panelled bath, rainfall shower, low level flush WC, hand wash basin inset within base units, hand towel radiator, tiled splash backs, tiled flooring.

EXTERIOR

Rear Garden

Approximately 52ft - Immediate patio area, raised decking area to rear, remainder laid to lawn, garage to side.

Garage

26' 2" x 11' 8" (7.98m x 3.55m) Power and lighting, accessed via shared driveway.

Front Exterior

Laid to lawn, hard standing driveway for off street parking.