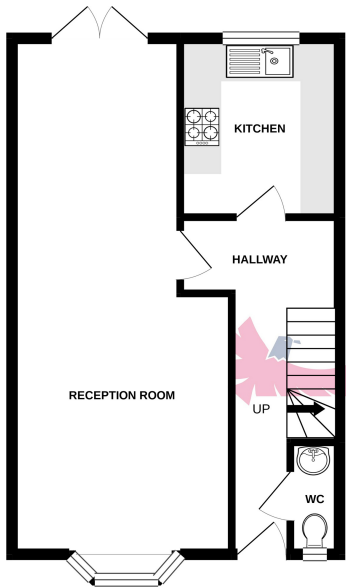
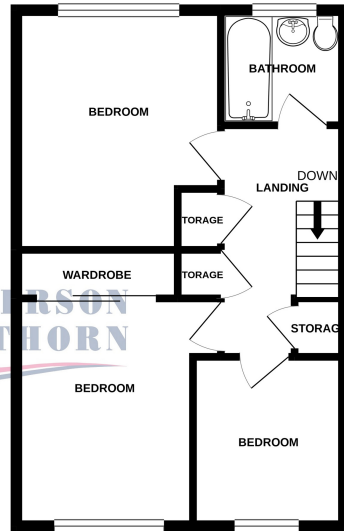


GROUND FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq.ft. (82.9 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 operation or efficiency can be given.  
Made with Metagix v2023

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		87
(69 to 80) <b>C</b>	73	
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

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01708 400 400

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## Dent Close, South Ockendon

£375,000

- THREE BEDROOMS END OF TERRACE HOUSE
- MAINTAINED & PRESENTED TO AN EXCEPTIONAL STANDARD THROUGHOUT
- 26' RECEPTION ROOM
- GROUND FLOOR WC & FIRST FLOOR FAMILY BATHROOM
- EASILY MAINTAINED PAVED REAR GARDEN & RECENTLY RE-SURFACED SAND STONE FRONT GARDEN
- THREE BUILT IN FIRST FLOOR STORAGE CUPBOARDS PLUS LOFT SPACE
- CLOSE TO AMENITIES & SCHOOLS WITH EASY ACCESS TO STATION, A13 & M25



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## **GROUND FLOOR**

### **Front Entrance**

Via uPVC door, opening into:

### **Ground Floor Hallway**

under stairs storage cupboards; one with space for fridge freezer, one with space for tumble dryer, radiator, laminate flooring, stairs to first floor.

### **Ground Floor WC**

Opaque double glazed window to front, low level flush WC, hand wash basin with chrome waterfall mixer tap inset within base units, chrome hand towel radiator, tiled splash back, tiled flooring.

### **Reception Room**

8.05m x 3.43m > 2.63m (26' 5" x 11' 3" > 8' 8"). Double glazed bay windows to front, two radiators, feature fireplace with hardwood mantelpiece and Tile effect hearth, uPVC framed double doors to rear opening to rear garden.

### **Kitchen**

2.79m x 2.49m (9' 2" x 8' 2"). Inset spotlights to ceiling, double glazed window to rear, a range of matching wall and base units, laminated work surfaces, inset sink and drainer with mixer tap, four ring gas hob, extractor hood, integrated double oven, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge, tile splash backs, tile effect laminate flooring.



## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling with pull down ladder leading to part boarded loft, three built-in storage cupboards, one housing boiler, fitted carpet.

### **Bedroom One**

4.31m (into fitted wardrobes) x 2.7m (14' 2" x 8' 10"). Double glazed windows to front, radiator, fitted wardrobes, laminate flooring.

### **Bedroom Two**

3.74m x 3.2m (12' 3" x 10' 6"). Double glazed windows to rear, radiator, laminate flooring.

### **Bedroom Three**

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

### **Bathroom**

2.07m x 1.8m (6' 9" x 5' 11"). Opaque double glazed window to rear, inset spotlights to ceiling, low-level flush WC, hand wash basin inset within base units, paneled bath with shower attachment, separate shower, chrome hand-towel radiator, tiled walls, tiled flooring.

## **EXTERIOR**

### **Rear Garden**

Measuring approximately 27' (max) x 18'. Fully paved with raised flowerbed borders, access to rear via timber gate.

### **Front Garden**

Fully laid to sand stone tiles.