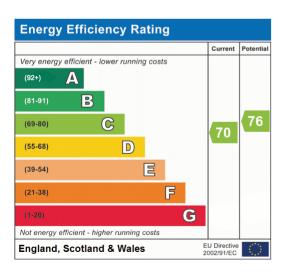
| Reception | Reception | Reception | Result | Reception | Result | Reception | Result | Reception | Result | R

Total area: approx. 51.5 sq. metres (554.6 sq. feet)



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 repsentation 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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West Road, South Ockendon £280,000

- TWO BEDROOM GROUND FLOOR MAISONETTE
- HIGH SPECIFICATION & IMMACULATELY PRESENTED
- RE-FITTED KITCHEN & BATHROOM (2020)
- NEW BOILER 2021
- LANDSCAPED 24' x 21' PRIVATE REAR GARDEN
- ADDITIONAL FRONT GARDEN
- GARAGE & OFF STREET PARKING TO REAR
- 940 YEARS REMAINING ON LEASE
- NO SERVICE CHARGE





GROUND FLOOR

Side Entrance

Via uPVC door opening into:

Entrance Hall

Built-in storage cupboard, radiator, fitted carpet.

Reception Room

 $4.84m \times 3.22m (15' 11" \times 10' 7")$ Double glazed windows to rear, radiator, fitted carpet.

Kitchen

2.86m x 2.62m (9' 5" x 8' 7") Double glazed windows to side and rear, a range of matching wall and base units, laminate work surfaces, inset sink drainer with mixer tap, integrated double oven, four ring induction hob, extractor hood, space and plumbing for washing machine, integrated fridge, integrated freezer, laminate splash backs, laminate flooring, built-in storage cupboard housing boiler, uPVC door to rear opening to rear garden.







Bedroom One

 $3.91m \times 2.86m (12' 10" \times 9' 5")$ Double glazed windows to front, radiator, fitted carpet.

Bedroom Two

2.76m x 2.03m (9' 1" x 6' 8") Double glazed windows to front, radiator, built-in storage cupboard, fitted carpet.

Shower Room

1.87m x 1.65m (6' 2" x 5' 5") Inset spotlights to ceiling, obscure double glazed windows to side, low level flush WC, hand wash basin set on drawer units, rainfall shower cubicle, chrome hand towel radiator, tiled walls, laminate flooring.

EXTERIOR

Rear Garden

Approximately 24' x 21' Part raised decking and part laid to decorative pebbles, raised palm tree flowerbed, bush and plant border, access to front via timber gate.

Front Garden

Paved with flowerbed borders, garage and parking to rear, accessed via shared drive.