



Callan Grove, South Ockendon

£185,000

- ONE DOUBLE BEDROOM
- GROUND FLOOR FLAT
- WELL MAINTAINED & PRESENTED THROUGHOUT
- LARGE PRIVATE REAR GARDEN
- PRIVATE DRIVEWAY GIVING OFF STREET PARKING FOR MULTIPLE VEHICLES
- REAR LOBBY AREA GIVING AMPLE STORAGE
- CLOSE TO AMENITIES & SCHOOLS
- EASY ACCESS TO A13, M25 & LAKESIDE

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		71	74
(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 (CO ₂) 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		71	74
(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	

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

Communal Entrance

Via security phone entry system into:

Front Entrance

Via hardwood door opening into:

Hallway

Built-in storage cupboard, radiator, laminate flooring, uPVC door opening into:

Rear Lobby (L-Shaped)

3.94m x 1.98m (12' 11" x 6' 6") into storage cupboard, double glazed windows to rear, large built-in storage cupboard, uPVC framed double doors to rear opening to rear garden, tiled flooring.



Reception Room

4.33m x 3.76m (14' 2" x 12' 4") Double glazed windows to front, radiator, fitted carpet.

Bedroom

3.76m x 2.82m (12' 4" x 9' 3") Double glazed windows to front, radiator, fitted wardrobes and over-bed wall units, built in storage cupboard, fitted carpet.

Bathroom

2.8m > 2.29m (9' 2" > 7' 6") x 1.57m (5' 2") Opaque double glazed windows to rear, panelled bath, shower, low level flush WC, hand wash basin, radiator, tiled walls, tiled flooring.

Kitchen

3.83m > 3.39m (12' 7" > 11' 1") x 2.48m (8' 2") Double glazed windows to rear, range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with mixer tap, integrated double oven, four ringed gas hob, extractor hood, space and plumbing for washing machine, space for freestanding fridge freezer, part tiled walls, radiator, laminate flooring.



EXTERIOR

Rear Garden

Approximately 43ft x 23ft - Immediate wrap-around hard standing pathway, raised patio area, two timber sheds, remainder laid to lawn with rose bush and plant borders, separate gated area with decking borders, access to front via timber gate.

Front Exterior

Hard standing driveway giving off street parking for multiple vehicles.

