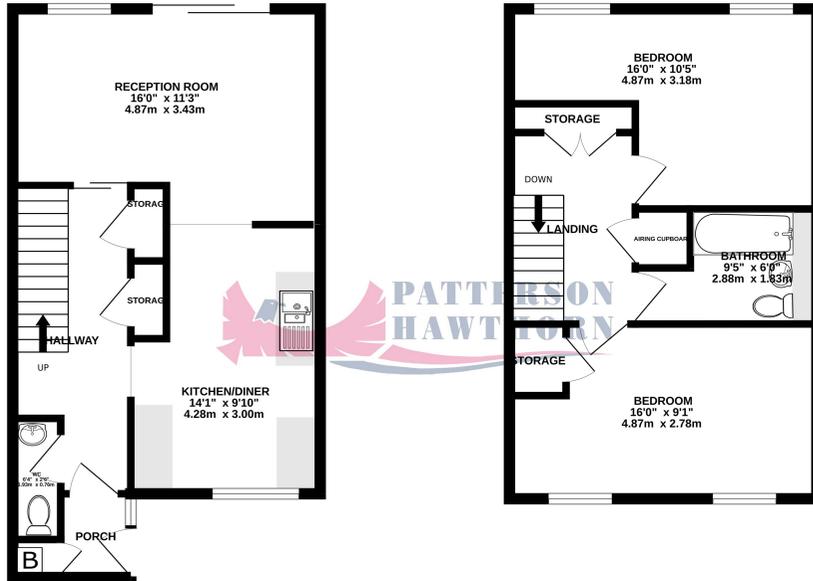


GROUND FLOOR  
431 sq.ft. (40.0 sq.m.) approx.

1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (78.0 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. Made with Metropix 02/2024

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	68	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Ockendon@pattersonhawthorn.co.uk



### Foxglove Road, South Ockendon £280,000

- TWO BEDROOM TERRACED HOUSE
- NO ONWARD CHAIN
- GARAGE IN BLOCK
- EASILY CONVERTED INTO THREE BEDROOMS (LIKE SOME OF THE NEIGHBOURS)
- GROUND FLOOR WC
- FIRST FLOOR FAMILY BATHROOM
- OVERLOOKING SMALL PLAYING GREEN
- AMPLE RESIDENTS PARKING
- EASY ACCESS TO STATION, MAJOR ROADS & LAKESIDE



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## **GROUND FLOOR**

### **Front Entrance**

Via uPVC door opening into porch, obscure double glazed window to front, radiator, fitted carpet, built-in storage cupboard housing boiler, second front entrance via hardwood framed reinforced glass door opening into:

### **Hallway**

Two built-in storage cupboards, radiator, fitted carpet, stairs to first floor.

### **Ground Floor WC**

Low level flush WC, hand wash basin with splash back, vinyl tiled flooring.

### **Kitchen / Diner**

4.28m x 3.0m (14' 1" x 9' 10") (Max) Double glazed windows to front, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, space for double cooker, space and plumbing for washing machine, space for fridge, space for freestanding fridge freezer, radiator, part tiled walls, tiled flooring.



### **Reception Room**

4.87m x 3.43m (16' 0" x 11' 3") > 2.81m (9' 3") Double glazed windows to rear, two radiators, fitted carpet, double glazed sliding door to rear opening to rear garden.

## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling, two built-in storage cupboards, fitting carpet.

### **Bedroom One**

4.86m x 2.79m (15' 11" x 9' 2") Double glazed windows to front, built in over-stairs storage cupboard.

### **Bedroom Two**

4.87m x 3.18m (16' 0" x 10' 5") > 1.5m (4' 11") Double glazed windows to rear, radiator, fitted carpet.

### **Bathroom**

2.29m x 1.82m (7' 6" x 6' 0") (Max) Panelled bath, low level flush WC, hand wash basin, part tiled walls, hand towel radiator, vinyl tiled flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 23' Part hardstanding and part paved, timber shed to rear with rear access.

### **Front Exterior**

Hard standing path to front overlooking communal green.

