



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, 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 Metreplan 10/2019

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 to 100) A			
(81 to 91) B		90	90
(69 to 80) C			
(55 to 68) D			
(39 to 54) E			
(21 to 38) F			
(1 to 20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Wales & N.Ireland	EU Directive 2002/91/EC		



01708 400 400

Ockendon@pattersonhawthorn.co.uk



Fairlane Drive, South Ockendon Offers In Excess Of £220,000

- TWO DOUBLE BEDROOMS
- SECOND FLOOR FLAT
- 2015 NEW BUILD
- IMMACULATE THROUGHOUT
- ENSUITE TO MASTER
- CLOSE TO AMENITIES & SCHOOLS
- 0.7 MILES TO STATION
- ALLOCATED PARKING



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GROUND FLOOR

Communal Entrance

Via security phone entry system, stairs to second floor.

SECOND FLOOR

Front Entrance

Via hardwood door into:

Hallway

Loft hatch to ceiling, built in storage cupboard, radiator, double glazed window to side, fitted carpet.

Open Plan Lounge / Kitchen / Diner

6.36m x 3.56m (20' 10" x 11' 8") Double glazed windows throughout, uPVC framed door opening to balcony, two radiators in lounge area, fitted carpet, kitchen area; range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with chrome mixer tap, space for fridge, space for freezer, space and plumbing for washing machine, integrated oven, four ringed gas hob, extractor hood, space and plumbing for dishwasher, laminate splash back, vinyl flooring.



Bedroom One

3.45m x 3.16m (11' 4" x 10' 4") Double glazed windows, uPVC framed door opening to balcony, radiator, fitted carpet.

Ensuite Bathroom

Comprising low level flush WC, hand wash basin with tiled splash back, shower cubicle, radiator, wood grain effect vinyl flooring.



Bedroom Two

3.18m x 1.96m (10' 5" x 6' 5") Double glazed window, radiator, fitted carpet.

Bathroom

Comprising panelled bath, low level flush WC, hand wash basin, tiled splash backs, radiator, wood grain effect vinyl flooring.



EXTERIOR

Front Exterior

Allocated parking.

