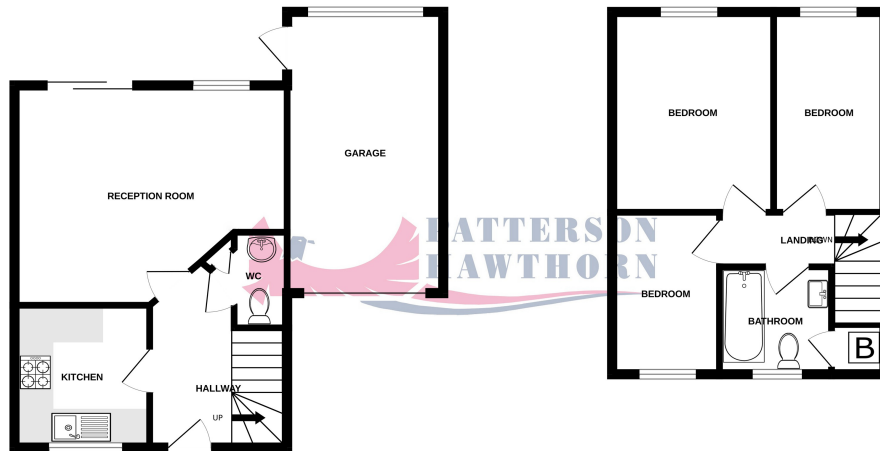


GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.


1ST FLOOR
335 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 820 sq.ft. (76.2 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 here have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Cherwell Grove, South Ockendon Guide Price £365,000

- THREE BEDROOMS SEMI DETACHED HOUSE
- GROUND FLOOR WC & FIRST FLOOR FAMILY BATHROOM
- 16' GARAGE WITH POWER & LIGHTING
- OFF STREET PARKING
- SOUGHT AFTER ROAD CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO STATION, A13, M25 & LAKESIDE
- 0.4 MILES TO MARDYKE WOODS PLAY AREA
- IDEAL FIRST TIME BUY
- GUIDE PRICE £365,000 TO £380,000



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

Front Entrance

Via composite door opening into:

Hallway

Radiator, laminate flooring, stairs to first floor.

Reception Room

4.84m x 3.9m (15' 11" x 12' 10") Double glazed windows to rear, two radiators, laminate flooring, uPVC framed sliding door to rear opening to rear garden.

Kitchen

2.53m x 2.37m (8' 4" x 7' 9") Double glazed windows to front, spotlight bar to ceiling, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ring gas hob, extractor hood, space and plumbing for washing machine, space for freestanding fridge freezer, tiled splash backs, laminate flooring.

Ground Floor WC

Low level flush WC, hand wash basin inset within base units, part tiled walls, chrome hand towel radiator, tiled flooring.



FIRST FLOOR

Landing

Loft hatch to ceiling leading to part boarded loft, inset spotlight to ceiling, double glazed window to side, fitted carpet.

Bedroom One

3.56m x 2.87m (11' 8" x 9' 5") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Two

3.57m x 1.91m (11' 9" x 6' 3") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

2.87m x 1.91m (9' 5" x 6' 3") Double glazed windows to front, radiator, fitted carpet.

Bathroom

1.92m x 1.82m (6' 4" x 6' 0") Inset spotlights to ceiling, opaque double glazed windows to front, panelled bath, shower, low level flush WC, hand wash basin inset within drawer units, built-in storage cupboard housing boiler, part tiled walls, chrome hand towel radiator, tiled flooring.

EXTERIOR

Rear Garden

Approximately 35' Part laid to lawn, part laid to patio, timber shed to rear.

Garage

5.0m x 2.76m (16' 5" x 9' 1") Power and lighting, metal up and over door to front, timber door to rear.

Front Exterior

Hard standing driveway in front of garage giving off street parking.