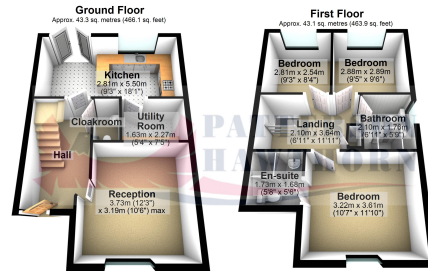



Total area: approx. 86.4 sq. metres (930.1 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	85
(69-80)	C		
(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	

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.

Fairlane Drive, South Ockendon

£450,000

- THREE LARGE BEDROOM SEMI DETACHED HOUSE
- VERY HIGH SPECIFICATION
- MODERN, CONTEMPORARY INTERIOR DESIGN
- GROUND FLOOR WC
- UTILITY ROOM
- AIR CONDITIONING
- ENSUITE SHOWER ROOM TO BEDROOM ONE
- BEAUTIFULLY MAINTAINED REAR GARDEN
- OFF STREET PARKING FOR TWO CARS





GROUND FLOOR

Front Entrance

Via hardwood door opening into:

Entrance Hall

Feature timber panelling to walls, radiator, under stairs storage cupboard, laminate flooring, stairs to first floor.

Reception Room

3.95m x 3.72m (13' 0" x 12' 2") Air-conditioning unit, double glazed windows to front, radiator, laminate flooring.

Kitchen / Diner

5.5m x 2.82m (18' 1" x 9' 3") Kitchen area; double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated double oven, four ring gas hob, extractor hood, space and plumbing for dishwasher, space for freestanding fridge freezer, laminate splash backs, radiator, laminate flooring, dining area; feature timber panelling to wall, uPVC framed double glazed double doors to rear opening to rear garden, laminate flooring.

Utility Room

2.28m x 1.64m (7' 6" x 5' 5") Wall unit housing boiler, laminate work surfaces over a range of base & drawer units with space and plumbing for washing machine, space for tumble dryer, built-in shelving, laminate splash backs, laminate flooring.



FIRST FLOOR

Landing

Loft hatch to ceiling, airing cupboard, fitted carpet.

Bedroom One

3.94m (Max) x 3.23m (12' 11" x 10' 7") Air-conditioning unit, double glazed windows to front, radiator, fitted carpet.

Ensuite Shower Room

1.79m x 1.75m (5' 10" x 5' 9") Obscure double glazed window to front, low level flush WC, hand wash basin with tiled splash back, shower cubicle, radiator, tiled flooring.

Bedroom Two

2.89m x 2.89m (9' 6" x 9' 6") Air-conditioning unit, double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

2.89m x 2.53m (9' 6" x 8' 4") Double glazed windows to rear, radiator, fitted carpet.

Shower Room

2.1m x 1.77m (6' 11" x 5' 10") Low level flush WC, hand wash basin set on a laminate surface with base units, rainfall shower cubicle, radiator, part tiled walls, laminate flooring.

EXTERIOR

Rear Garden

Approximately 32' Part paved and part laid to artificial grass, flowerbed borders, timber pergola to rear, timber shed to rear, access to front via timber gate.

Front Entrance

Paved giving off street parking for two cars.