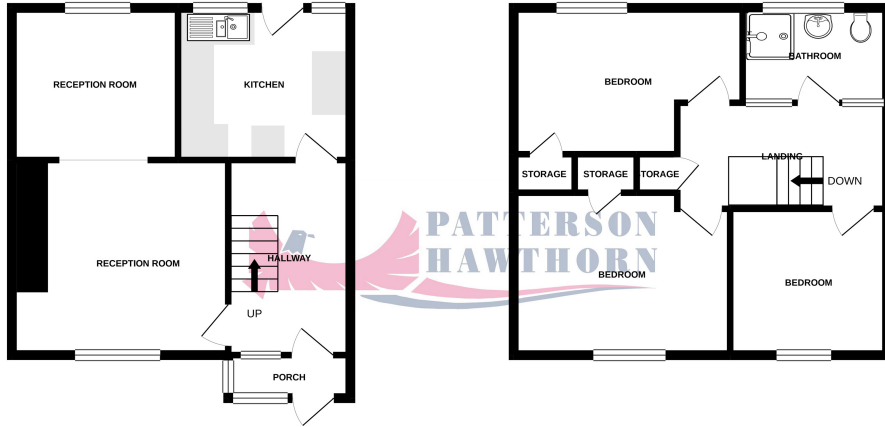


GROUND FLOOR  
430 sq.ft. (39.9 sq.m.) approx.


1ST FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA: 899 sq.ft. (83.6 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.  
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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		84
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	65	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	



## Eskley Gardens, South Ockendon

£290,000

- THREE LARGE BEDROOMS TERRACED HOUSE
- NO ONWARD CHAIN
- SOME MODERNISATION REQUIRED
- TWO RECEPTION ROOMS
- 72' (APPROX) REAR GARDEN BACKING ONTO OPEN FIELDS
- ADDITIONAL PRIVATE FRONT GARDEN
- EXTERNAL WC & BRICK SHED
- CLOSE TO AMENITIES, SHOPS, SCHOOLS & STATION WITH EASY ACCESS TO A13, M25 & LAKESIDE
- SCOTS WOOD CONSTRUCTION



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 hardwood door opening into porch, windows to side and front, fitted carpet, second front entrance via uPVC framed door open into:

### **Hallway**

Under-stairs storage space, radiator, fitted carpet, opaque windows to front, stairs to first floor

### **Reception Room One**

3.62m x 3.57m (11' 11" x 11' 9") Double glazed windows to front, feature fireplace, radiator, fitted carpet.

### **Reception Room Two**

3.05m x 2.79m (10' 0" x 9' 2") Double glazed windows to rear, radiator, fitted carpet.

### **Kitchen**

3.15m x 2.79m (10' 4" x 9' 2") 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, space for cooker, space and plumbing for washing machine, space for freestanding fridge freezer, extractor hood, radiator, tile effect vinyl flooring, uPVC framed door to rear opening to rear garden.



## FIRST FLOOR

### **Landing**

Loft hatch to ceiling, built-in storage cupboard housing water tank, fitted carpet.

### **Bedroom One**

4.19m x 2.68m (13' 9" x 8' 10") Double glazed windows to rear, radiator, built-in storage cupboard, fitted carpet.

### **Bedroom Two**

3.97m x 3.22m (13' 0" x 10' 7") Double glazed windows to front, radiator, built-in storage cupboard, fitted carpet.

### **Bedroom Three**

2.88m x 2.6m (9' 5" x 8' 6") Double glazed windows to front, radiator, fitted carpet.

### **Bathroom**

2.65m x 1.75m (8' 8" x 5' 9") Opaque double glazed windows to rear, low level flush WC, hand wash basin, shower cubicle, radiator, tiled walls, wood grain effect vinyl flooring.

## EXTERIOR

### **Rear Garden**

Approximately 72ft - Mostly laid to lawn with immediate hard standing area and path to rear, access to front via shared walkway.

### **External WC and Brick Build Shed**

### **Front Exterior**

Front garden laid to law with hard standing path to front.