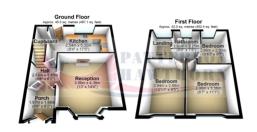


01708 400 400

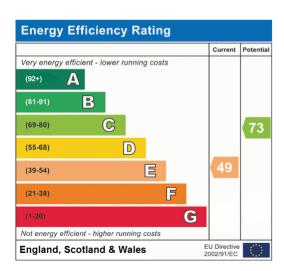
Ockendon@pattersonhawthorn.co.uk





Total area: approx. 87.3 sq. metres (939.5 sq. feet)

Total area: approx. 87.3 sq. metres (939.5 sq. feet)



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.



Ravel Gardens, South Ockendon £340,000

- THREE LARGE BEDROOM END OF TERRACE HOUSE
- MODERNISATION REQUIRED
- 14' x 13' BAY FRONT RECEPTION ROOM
- 17' KITCHEN / DINER
- 35' REAR GARDEN WITH POTENTIAL FOR OUTBUILDING
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING)
- OFF STREET PARKING WITH SECURITY POST
- POPULAR LOCATION CLOSE TO SHOPS, AMENITIES & SCHOOLS





GROUND FLOOR

Front Entrance

Via uPVC door opening into porch, obscure double glazed windows to front, fitted carpet. hardwood double doors opening into:

Entrance Hall

Radiator, fitted carpet, stairs to first floor.

Reception Room

 $4.39 \,\mathrm{m}$ x $3.96 \,\mathrm{m}$ (14' 5" x 13' 0") Double glazed bay windows to front, feature fireplace, two radiators, fitted carpet.

Kitchen / Diner

5.32m x 2.54m (17' 5" x 8' 4") Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink drainer with mixer tap, space for cooker, space for freestanding fridge freezer, integrated dishwasher, tiled splashbacks, large built-in storage cupboard, radiator, tile effect laminate flooring, uPVC framed door to rear opening to rear garden.









FIRST FLOOR

Landing

Loft hatch to ceiling leading to part boarded loft, built in storage cupboard, double glazed windows to rear, fitted carpet.

Bedroom One

3.51m x 3.42m (11' 6" x 11' 3") Double glazed windows to front, radiator, fitted wardrobes and over bed units, fitted carpet.

Bedroom Two

 $3.96m \times 2.85m (13' \ 0" \times 9' \ 4")$ Double glazed windows to front, radiator, laminate flooring.

Bedroom Three

2.85m x 2.18m (9' 4" x 7' 2") Double glazed windows to rear, radiator, built-in storage cupboard, fitted wardrobes and eye-level wall units, fitted carpet.

EXTERIOR

Rear Garden

Approximately 35' Part hard standing and part laid to lawn, large timber shed to rear, access to front through side Lean-To.

Front Exterior

Pathway, raised hardstanding driveway giving off street parking for two cars, one parking security post.