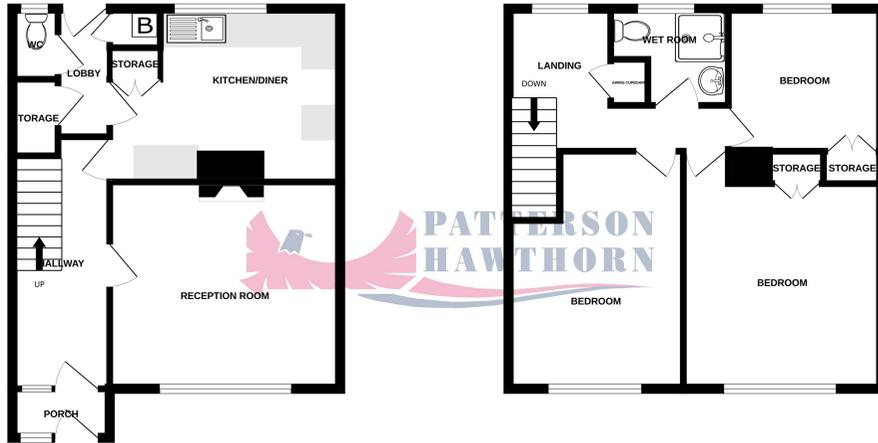


GROUND FLOOR  
433 sq.ft. (40.2 sq.m.) approx.

1ST FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 913 sq.ft. (84.9 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.  
Made with Metropix 12/2024

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## Hamble Lane, South Ockendon

£325,000

- THREE LARGE BEDROOMS TERRACED HOUSE
- NO ONWARD CHAIN
- HUGE POTENTIAL TO REFUBISH/MODERNISE
- GROUND FLOOR WC
- RE-FITTED FIRST FLOOR WET ROOM
- 62' REAR GARDEN
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)
- OVERLOOKING OAKWOOD NATURE RESERVE
- CLOSE TO SHOPS, AMENITIES & SCHOOLS



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, window with secondary glazing to front, fitted carpet, second front entrance via hardwood door opening into:

### **Hallway**

Under stairs storage space, radiator, fitted carpet, stairs to first floor, obscure reinforced window to front.

### **Reception Room**

4.1m x 3.69m (13' 5" x 12' 1") Windows with secondary glazing to front, feature fireplace, radiator, fitted carpet.

### **Rear Lobby Area**

Two built-in storage cupboards, one housing boiler, vinyl flooring, hardwood door with reinforced glass opening to rear garden.

### **Ground Floor WC**

1.25m x 0.8m (4' 1" x 2' 7") Obscure windows to rear, low-level flush WC, vinyl flooring.



## **FIRST FLOOR**

### **Landing**

Windows with secondary glazing to rear, loft hatch to ceiling, airing cupboard, fitted carpet.

### **Bedroom One**

4.25m x 3.52m (13' 11" x 11' 7") Windows with secondary glazing to front, radiator, built in storage cupboard.

### **Bedroom Two**

4.22m x 3.11m (13' 10" x 10' 2") Windows with secondary glazing to front, radiator, fitted carpet.

### **Bedroom Three**

2.63m x 2.63m (8' 8" x 8' 8") Windows with secondary glazing to rear, radiator, built-in storage cupboard, fitted carpet.

### **Wet Room**

2.09m x 1.73m (6' 10" x 5' 8") (Max) Obscure windows to rear, low level flush WC, hand wash basin, mobility shower, radiator, cubicle non-slip vinyl flooring.



## **EXTERIOR**

### **Rear Garden**

Approximately 62' Immediate hard standing area, remainder laid to lawn, two timber sheds, one greenhouse, bush and plant borders, access to front via timber gate through shared walkway.

### **Front Garden**

Laid to lawn with various bushes.

