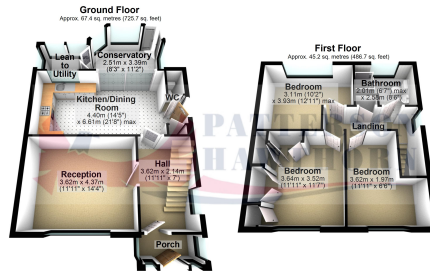


Total area: approx. 112.6 sq. metres (1212.4 sq. feet)



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## Dunkellin Way, South Ockendon

**£350,000**

- THREE DOUBLE BEDROOM END OF TERRACE HOUSE
- NO ONWARD CHAIN
- 21' (MAX) KITCHEN / DINER
- GROUND FLOOR WC
- CONSERVATORY & ADDITIONAL LEAN-TO / UTILITY ROOM
- APPROX 60' REAR GARDEN WITH SIDE ACCESS
- GATED OFF STREET PARKING
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO BUSES, STATION, A13 & M25



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 uPVC framed obscure double glazed door opening into porch, obscure double glazed windows to front and both sides, tiled flooring, second front entrance via UPVC door opening into:

### **Entrance Hall**

3.62m x 2.14m (11' 11" x 7' 0") Double glazed window to side, radiator, understairs storage cupboard and space, laminate flooring, stairs to first floor.

### **Reception Room**

4.37m x 3.62m (14' 4" x 11' 11") Double glazed windows to front, feature fireplace, laminate flooring.

### **Kitchen / Diner**

6.61m x 4.40m (21' 8" x 14' 5") 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 for fridge, radiator, tiled flooring, understairs storage cupboard housing boiler, uPVC framed double glazed sliding door to rear opening into conservatory, uPVC door to side opening to side and rear garden.

### **GROUND FLOOR WC**

Low level flush WC, part tiled walls, vinyl flooring.



### **Conservatory**

3.39m x 2.51m (11' 1" x 8' 3") Double glazed windows throughout, double glazed door to rear opening to rear garden, tiled flooring, access to:

### **Lean To / Utility Room**

Space and plumbing for washing machine, double glazed windows, tiled flooring.

## **FIRST FLOOR**

### **Landing**

Double glazed windows to side, loft hatch to ceiling, radiator, airing cupboard, fitted carpet.

### **Bedroom One**

3.64m x 3.52m (11' 11" x 11' 7") Double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

### **Bedroom Two**

3.62m x 1.97m (11' 11" x 6' 6") Double glazed windows to front, radiator, fitted carpet.

### **Bedroom Three**

3.93m (Max) x 3.11m (12' 11" x 10' 2") Double glazed windows to rear, radiator, fitted carpet.

### **Shower Room**

2.58m x 2.01m (8' 6" x 6' 7") Obscure double glazed windows to rear, low level flush WC, hand wash basin set on stone surface over a range of base units, shower cubicle, radiator, tiled walls, tiled flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 60' Immediate patio area, remainder laid to lawn, two timber sheds, one metal shed, bush and plant borders, access to front via double metal gates.

### **Front Exterior**

Paved giving gated off street parking, bush and plant borders.

