

# 01708 400 400

Ockendon@pattersonhawthorn.co.uk



## Anton Road, South Ockendon Guide Price £330,000

- GUIDE PRICE £330,000 to £340,000
- THREE BEDROOMS
- DETACHED HOUSE
- TWO RECEPTION ROOMS
- CONSERVATORY
- LARGE GARDEN
- OFF STREET PARKING
- APPROX 1 MILE TO STATION





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 Entance**

Via composite door into storm porch, wood grain effect laminate flooring, second door is uPVC framed and steel reinforced opening into:

#### Lounge / Diner

19' 11" x 10' 7" (6.07m x 3.22m) Coving to ceiling, double glazed windows to front, two radiators, air conditioning unit, fitted carpet, stairs to first floor.

#### Kitchen

12' 11" x 9' (3.94m x 2.74m) Coving to ceiling, double glazed windows to rear, range of matching wall and base units, laminate work surface, oval inset sink and drainer with chrome mixer tap, space for double cooker with four ringed gas hob, space and plumbing for washing machine, space and plumbing for dishwasher, space for tumble dryer, space for American style fridge freezer, tiled splash backs, tiled flooring, uPVC door to side and rear garden.

#### **Dining Room**

10' 6" x 9' 7" (3.19m x 2.93m) Coving to ceiling, radiator, wood grain effect laminate flooring, uPVC French doors opening into:

#### Conservatory

9' 10" x 9' 2" (3.00m x 2.80m) All double glazed windows, tiled flooring, French doors opening to rear garden.

## First Floor

## Landing

Coving to ceiling, loft hatch to ceiling, double glazed window to side, air conditioning unit, fitted carpet.

## Bedroom One

10' 8" x 10' 4" (3.24m x 3.16m) Coving to ceiling, double glazed windows to front, radiator, fitted carpet.







## Bedroom Two

10' 7" x 9' 9" (3.22m x 2.97m) Coving to ceiling, double glazed windows to rear, radiator, built in storage cupboard, fitted carpet.

### **Bedroom Three**

10' 11" x 9' 4" (3.34m x 2.84m) Coving to ceiling, double glazed windows to front, radiator, fitted carpet.

#### Bathroom

9' x 6' 10" (2.75m x 2.08m) Coving to ceiling, opaque double glazed windows to rear, large corner bath, shower, low level flush WC, hand wash basin, tiled splash backs, radiator, tiled flooring.

## **EXTERIOR**

## Rear Garden

Approximately 44ft x 27ft - Mostly paved with gravelled borders and raised laid to lawn area to rear, brick built shed, hard standing path to side leading to front via timber gate.

#### Front Exterior

Gravelled for off street parking.