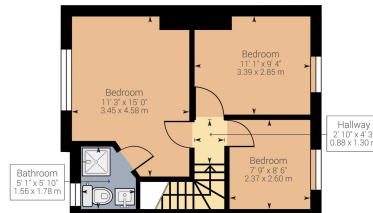




Approximate net internal area: 673.14 sq ft / 63.26 sq m
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Powered by Giraffe360



Approximate net internal area: 261.70 sq ft / 24.21 sq m
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Powered by Giraffe360



Church View, South Ockendon £450,000

- EXTENDED THREE/FOUR BEDROOM END OF TERRACE HOUSE
- REFURBISHED & PRESENTED TO A HIGH SPECIFICATION
- 16' RECEPTION ROOM WITH LUXURY VINYL FLOORING
- POTENTIAL GROUND FLOOR BEDROOM
- GROUND FLOOR 4 PIECE BATHROOM
- ENSUITE SHOWER ROOM TO BEDROOM ONE
- 100' LANDSCAPED REAR GARDEN
- HIGH SPEC. OUTBUILDING BUILT 2023
- BOILER REPLACED 2019



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 door opening to:

Entrance Hall

Double glazed windows to side, radiator, two under stairs storage cupboards; one housing electricity meter and fuse box, one housing gas meter and boiler, luxury vinyl flooring, stairs to first floor.

Reception Room

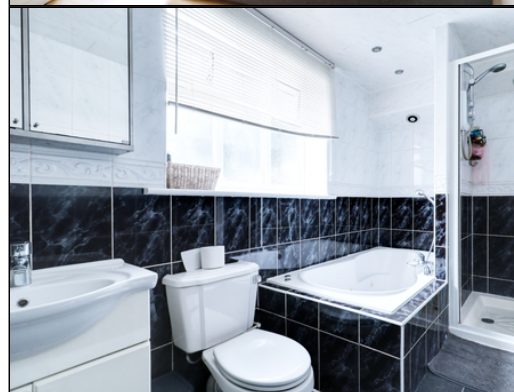
4.9m x 3.31m (16' 1" x 10' 10") Feature fireplace, luxury vinyl flooring, hardwood framed double doors opening into:

Kitchen / Diner (Irregular Shaped)

5.4m > 4.18m (17' 9" > 13' 9") x 3.37m (11' 1") Inset spotlights to ceiling, 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 and plumbing for washing machine and dishwasher, integrated double oven, space for freestanding fridge/freezer, extractor hood, laminate splash backs, tiled flooring, radiator, uPVC framed double glazed sliding doors to rear opening to rear garden.

Potential Bedroom Four

2.5m x 1.96m (8' 2" x 6' 5") Double glazed windows to side, fitted carpet.



Ground Floor Bathroom

3.58m x 1.78m (11' 9" x 5' 10") Inset spotlights to ceiling, double glazed windows to front, Jacuzzi bath, low level flush WC, hand wash basin set on base units, shower cubicle, radiator, heated towel rail, tiled walls, tile effect vinyl flooring.

FIRST FLOOR

Landing

Loft hatch to ceiling, double glazed windows to side, fitted carpet.

Bedroom One

4.48m (Max into fitted wardrobe) x 3.4m (14' 8" x 11' 2") Double glazed windows to front, radiator, fitted wardrobes, laminate flooring.

Ensuite Shower Room

1.77m x 1.56m (5' 10" x 5' 1") Inset spotlights to ceiling, double glazed windows to front, low level flush WC, hand wash basin set on a base unit, rainfall shower cubicle, chrome hand towel radiator, tiled walls, laminate flooring.

Bedroom Two

3.39m x 2.82m (11' 1" x 9' 3") Double glazed windows to rear, radiator, fitted wardrobe, laminate flooring.

Bedroom Three

2.58m x 2.34m (8' 6" x 7' 8") Double glazed windows to rear, radiator, laminate flooring.

EXTERIOR

Rear Garden

Approximately 100' Immediate raised decking area, an imprinted concrete area and pathway leading to front, patio area and pond, a laid to lawn area, timber shed and a plastic shed.

Detached Outbuilding

5.26m x 3.19m (17' 3" x 10' 6") Inset spotlights to ceiling, double glazed windows to front, power and lighting, vinyl flooring.

Front Exterior

Imprinted concrete driveway giving off street parking for three cars.