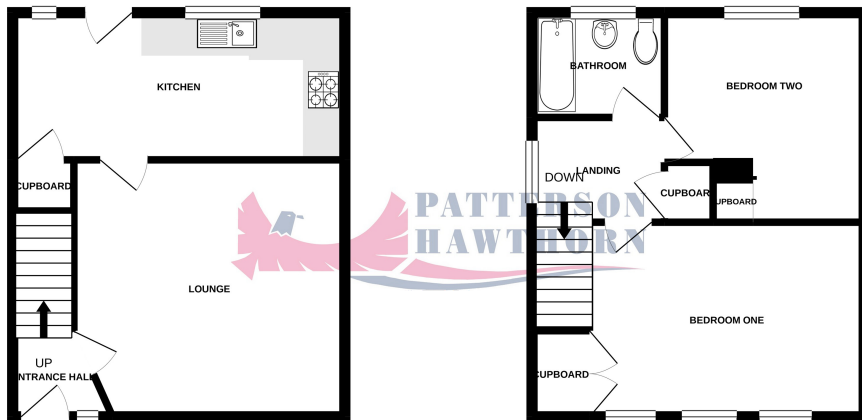


GROUND FLOOR


1ST FLOOR




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 ©2020



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		86
(69 to 80) <b>C</b>	71	
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		84
(69 to 80) <b>C</b>	69	
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

## Anton Road, South Ockendon

£270,000

- TWO BEDROOMS
- END OF TERRACE HOUSE
- GARAGE
- FRONT & REAR GARDENS
- CLOSE TO AMENITIES & SCHOOLS
- EASY ACCESS TO A13 & M25
- APPROX 0.7 MILES TO STATION
- OFF STREET PARKING



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 into:

### **Hallway**

Opaque double glazed window to front, radiator, fitted carpet, stairs to first floor.

### **Lounge**

4.33m x 4.12m (14' 2" x 13' 6") Double glazed windows to front, radiator, fitted carpet.

### **Kitchen / Diner**

5.34m x 2.4m (17' 6" x 7' 10") Double glazed windows to rear, range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, space and plumbing for washing machine, integrated oven, four ringed gas hob, extractor hood, space for freestanding fridge freezer, tiled splash backs, wood grain effect laminate flooring, under-stairs storage cupboard, uPVC framed door to rear opening to rear garden.



## FIRST FLOOR

### **Landing**

Loft hatch to ceiling, double glazed windows to side, built in storage cupboard, fitted carpet.

### **Bedroom One**

4.39m x 3.14m (14' 5" x 10' 4") Double glazed windows to front, radiator, built-in storage cupboard, fitted carpet.

### **Bedroom Two**

3.27m x 3.5m (10' 9" x 11' 6") > 2.61m (8' 7") Double glazed windows to rear, radiator, built-in storage space, fitted carpet.

### **Bathroom**

2.01m x 1.68m (6' 7" x 5' 6") Opaque double glazed windows to rear, low level flush WC, hand wash basin, panelled bath, radiator, tiled splash backs, tile effect vinyl flooring.



## EXTERIOR

### **Rear Garden**

Approximately 42ft – Part hard standing, part laid to lawn.

### **Detached Garage**

### **Front Exterior**

Hard standing driveway, remainder laid to lawn.

