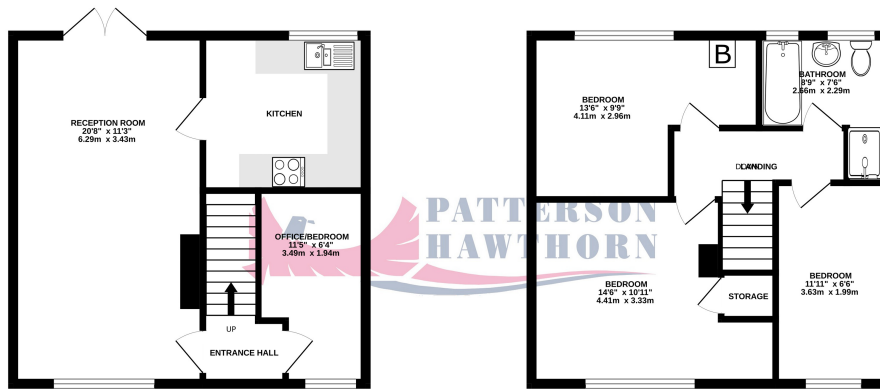


GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.


1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 857 sq.ft. (79.6 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 12/2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.



Manor Close, South Ockendon

£375,000

- THREE/FOUR BEDROOM TERRACED HOUSE
- NO ONWARD CHAIN
- GOOD CONDITION THROUGHOUT
- RE-FITTED KITCHEN
- GROUND FLOOR OFFICE/POTENTIAL FOURTH BEDROOM
- 82' REAR GARDEN & 24' FRONT GARDEN (APPROX)
- FOUR PIECE FAMILY BATHROOM
- CLOSE TO SHOPS, AMENITIES & SCHOOLS





GROUND FLOOR

Front Entrance

Via uPVC door opening into:

Entrance Hall

Obscure double glazed windows to front, tiled flooring, stairs to first floor.

Reception Room

6.29m x 3.43m (20' 8" x 11' 3") Double glazed windows to front, feature fireplace, radiator, hardwood flooring, uPVC framed double glazed double doors to rear opening to rear garden.

Kitchen

2.94m x 2.79m (9' 8" x 9' 2") 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, integrated double oven, four ring induction hob, extractor hood, space and plumbing for washing machine, space for tumble dryer, space for American style fridge freezer, integrated dishwasher, tiled splash backs, radiator, tiled flooring.

Office / Potential Ground Floor Bedroom

3.34m x 1.94m (10' 11" x 6' 4") Double glazed window to front, radiator, laminate flooring.



FIRST FLOOR

Landing

Loft hatch to ceiling, fitted carpet.

Bedroom One

4.42m (Max) x 3.25m (14' 6" x 10' 8") Double glazed windows to front, radiator, built in storage cupboard, laminate flooring.

Bedroom Two

4.11m x 2.96m (13' 6" x 9' 9") Double glazed windows to rear, radiator, boiler, laminate flooring.

Bedroom Three

3.54m x 1.99m (11' 7" x 6' 6") Double glazed windows to front, radiator, laminate flooring.

Bathroom

2.29m x 1.67m (7' 6" x 5' 6") Inset spotlights to ceiling, obscure double glazed windows to rear, tiled bath, low level flush WC, hand wash basin set on base unit, shower cubicle, part tiled walls, chrome hand towel radiator, tiled flooring.

EXTERIOR

Rear Garden

Approximately 82' Immediate pebbled area, remainder laid to lawn with hard standing path to centre, paved hardstanding area to rear, large brick/ block-built shed to rear.

Front Garden

Approximately 24' Laid to lawn with hardstanding pathway to centre.