


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 02/2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>63</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



### Easington Way, South Ockendon

#### £375,000

- THREE LARGE BEDROOM SEMI DETACHED HOUSE
- EXCELLENT CONDITION WITH MODERN CONTEMPORARY INTERIOR DESIGN
- 115' REAR GARDEN
- GROUND FLOOR WC
- DETACHED GARDEN OUTBUILDING WITH WIRED INTERNET
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)
- 14' RECEPTION ROOM & 17' KITCHEN/DINER
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO A13, M25 & LAKESIDE



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 into porch, obscure double glazed windows to front and both sides, fitted carpet, second front entrance via hardwood door opening into:

### Hallway

Double glazed windows to side, radiator, under stairs storage space, laminate flooring, stairs to first floor.

### Reception Room

4.44m x 3.8m (14' 7" x 12' 6") Double glazed windows to front, feature exposed brick fireplace, two radiators, laminate flooring.

### Kitchen / Diner

5.41m x 3.0m (17' 9" x 9' 10") Double glazed windows to rear, a range of base units, built-in storage cupboard, laminate work surfaces, one and a half bowl inset sink and drainer with mix tap, space and plumbing for washing machine, space for cooker, space for freestanding fridge freezer, tiled splash back, radiator, tiled flooring, hardwood door to side opening into:

### Rear Lobby Area

Tiled flooring, uPVC door to side opening to side and rear garden.

### Ground Floor WC

Obscure double glazed windows to side, high level flush WC, tiled flooring.

## FIRST FLOOR

### Landing

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



### Bedroom One

3.78m x 3.52m (12' 5" x 11' 7") Double glazed windows to front, radiator, built in storage cupboards, fitted carpet.

### Bedroom Two

3.79m x 2.75m (12' 5" x 9' 0") (Max) Double glazed windows to front, radiator, fitted carpet.

### Bedroom Three

4.04m x 2.45m (13' 3" x 8' 0") Double glazed windows to rear, radiator, built-in storage cupboards, fitted carpet.

### Bathroom

2.25m x 2.12m (7' 5" x 6' 11") (Max) Obscured double glazed windows to rear, panelled bath, hand wash basin, high level flush WC, uPVC panelled feature wall, radiator, vinyl flooring.

## EXTERIOR

### Rear Garden

Approximately 115' Immediate wrap-around hard standing path, remainder laid to lawn, two timber sheds one with power, access to front via timber gate, two integral storage sheds to rear and side of property.

### Detached Timber Outbuilding

5.47m x 3.28m (17' 11" x 10' 9") Windows, power, lighting and wired Internet, fitted carpet.

### Front Garden

Laid to lawn with hard standing pathway.

