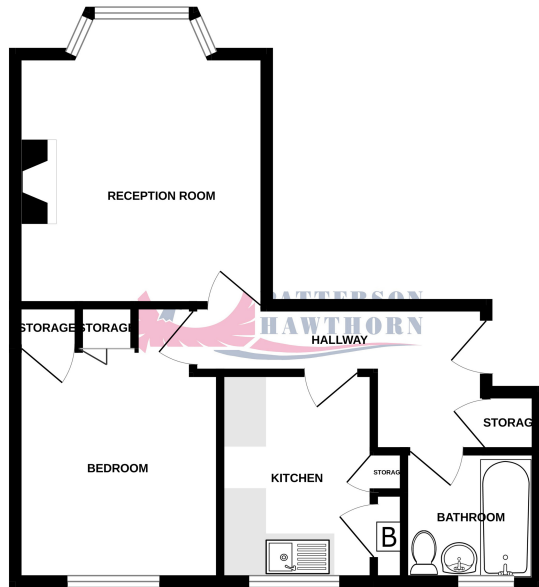


GROUND FLOOR  
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA - 457 sq.ft. (42.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, windows, doors 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metrage 10/2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			81
(69-80) <b>C</b>		71	
(55-68) <b>D</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		

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.



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## Eden Green, South Ockendon

Guide Price £160,000

- ONE DOUBLE BEDROOM FIRST FLOOR FLAT
- NO ONWARD CHAIN
- 13' RECEPTION ROOM & BEDROOM
- OVERLOOKING DERWENT PARADE
- CLOSE TO AMENITIES & SCHOOLS
- EASY ACCESS TO STATION, BUSES, MAJOR ROADS & LAKESIDE
- COMMUNAL GARDENS & PARKING
- IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY



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### **Bathroom**

1.91m x 1.88m (6' 3" x 6' 2") Opaque double glazed windows to front, low-level flush WC, hand wash basin, tiled bath with shower attachment.

### **EXTERIOR**

#### **Front Exterior**

Communal gardens and communal parking.

## **GROUND FLOOR**

### **Communal Entrance**

Via security phone entry system, stairs to first floor.

### **Front Entrance**

Via hardwood to open into:

### **Hallway**

Built-in storage cupboard, radiator, fitted carpet, small eye-level storage cupboard housing electricity meter and fuse box, wall mounted security entrance phone.

### **Reception Room**

4.21m x 3.93m (13' 10" x 12' 11") Into double glazed bay windows to rear, feature exposed brick fireplace, base level storage cupboard and shelving units, radiator, fitted carpet.

### **Bedroom**

3.98m x 2.94m (13' 1" x 9' 8") Double glazed windows to front, built-in storage cupboards, fitted carpet.

### **Kitchen**

3.0m x 2.21m (9' 10" x 7' 3") Double glazed windows to front, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, space for cooker, space and plumbing for washing machine, space for freestanding fridge freezer, built-in storage cupboard housing boiler, radiator, tiled splash backs, vinyl flooring.