

01708 400 400

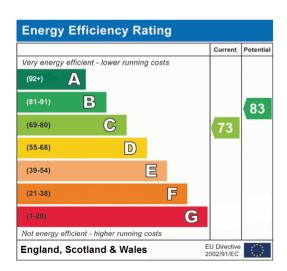
Ockendon@pattersonhawthorn.co.uk





Total area: approx. 107.5 9q, metres [1158.7 9q, feet]

MITPS are produced this fore plan for information and polarize or for life entreasons to provide militate and second clearly to provide militate and second clearly to provide militate and second clearly to the produced of the second clearly to the produced of th



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.



Corran Way, South Ockendon Offers Over £425,000

- GUIDE PRICE £425,000 TO £450,000 -
- GREATLY EXTENDED THREE BEDROOM SEMI DETACHED HOUSE
- HIGH SPECIFICATION THROUGHOUT
- 23' BAY-FRONTED FIRST RECEPTION
- 20' EXTENDED SECOND RECEPTION ROOM
- LANTERN SKYLIGHT WINDOWS
- OAK FLOORING
- BI-FOLDING DOORS





GROUND FLOOR

Front Entrance

Via composite door opening into:

Entrance Hall

Base-level storage cupboards, radiator, built-in storage cupboard, engineered oak flooring.

Reception Room One

 $7.23 \text{m} \times 3.06 \text{m} (23' 9" \times 10' 0")$ Double glazed bay windows to front, two radiators, engineered oak flooring, stairs to first floor.

Reception Room Two

6.26m x 5.12m (20' 6" x 16' 10") Inset spotlights to ceiling, two lantern skylight windows to ceiling, double glazed windows to rear, two radiators, oak flooring. Extended kitchen area; with a range of matching wall and base units, laminate work surfaces, space and plumbing for washing machine, space for tumble dryer, space for Americanstyle fridge freezer, laminate splashbacks, uPVC framed bi-folding doors to rear opening to rear garden.

Main Kitchen

3.6m x 2.85m (11' 10" x 9' 4") Inset spotlights to ceiling, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, space for double Range Master cooker, extractor hood, space and plumbing for washing machine, breakfast bar area, tiled splashbacks, tiled flooring.

Ground Floor Bathroom

 $3.51 \text{m} \times 1.55 \text{m} (11' 6" \times 5' 1")$ Inset spotlights to ceiling, obscure double glazed windows to front and side, panelled bath, rainfall shower, low level flush WC, hand wash basin set on base units, chrome hand towel radiator, tiled walls, tiled flooring.

