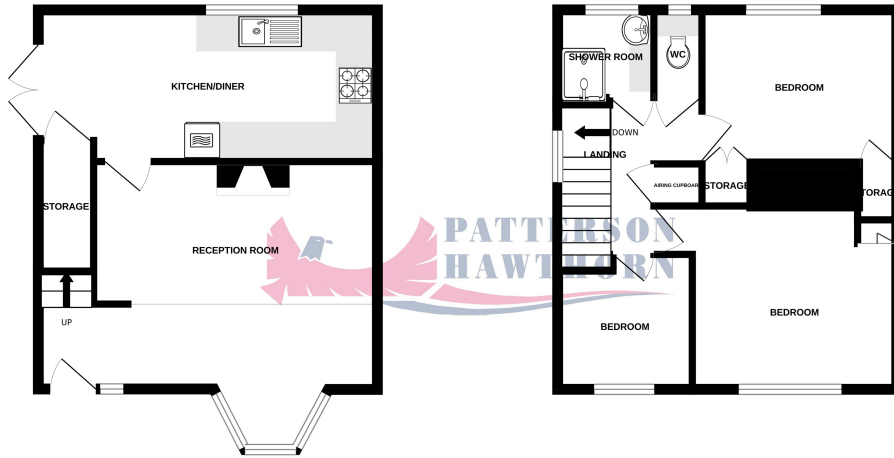


GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.


1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA: 760 sq.ft. (70.6 sq.m.) approx.

While 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 10/2023

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	69	
(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.



Annalee Gardens, South Ockendon Guide Price £400,000

- THREE BEDROOMS END OF TERRACE HOUSE
- ROOF REPLACED 2022
- WINDOWS REPLACED 2018
- 18' MODERN KITCHEN / DINER
- MULTI-CAR OFF STREET PARKING
- UNOVERLOOKED TO SIDE & REAR
- SOUGHT AFTER CUL-DE-SAC
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO BUSES, MAJOR ROADS & LAKESIDE SHOPPING





GROUND FLOOR

Front Entrance

Via uPVC door opening into:

Hallway

Radiator, opaque double glazed window to front, carpet, stairs to first floor.

Reception Room

4.62m x 3.78m (not including bay) (15' 2" x 12' 5") Double glazed bay windows to front, feature marble effect fireplace, radiator, laminate flooring.

Kitchen / Diner

5.64m x 2.52m (18' 6" x 8' 3") Spotlight bar to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, four ring gas hob, extractor hood, space and plumbing for washing machine, space for tumble dryer, space and plumbing for dishwasher, two integrated ovens, space for fridge, space freezer, tiled splash backs, chrome radiator, vinyl flooring, under stairs storage cupboard, uPVC framed double doors with integrated blinds to side leading to rear garden.

FIRST FLOOR

Landing

Loft hatch to ceiling leading to part boarded loft, double glazed windows to side, airing cupboard, fitted carpet.



Bedroom One

3.41m x 3.27m (11' 2" x 10' 9") Double glazed windows to front, radiator, disconnected shower cubicle (currently used as storage), fitted carpet.

Bedroom Two

3.0m x 2.56m (9' 10" x 8' 5") Double glazed windows to rear, radiator, two built-in storage cupboards, fitted carpet.

Bedroom Three

2.39m x 2.15m (7' 10" x 7' 1") Double glazed windows to front, radiator, fitted carpet.

Shower Room

1.71m x 1.58m (5' 7" x 5' 2") Inset spotlights to ceiling, opaque double glazed windows to rear, hand wash basin over a range of drawer units with a granite surface, rainfall shower cubicle, hand towel radiator, tiled walls, tiled flooring.

Separate WC

Opaque double glazed window to rear, inset spotlights to ceiling, low level flush WC, tiled walls, tiled floor.

EXTERIOR

Rear Garden

Approximately 40'. Fully paved, timber shed.

Detached Timber Outbuilding

5.95m x 3.55m (19' 6" x 11' 8") Fully insulated with power and lighting.

Front Exterior

Paved driveway to side giving off street parking for multiple cars, remainder laid to artificial grass with flowerbed borders.

