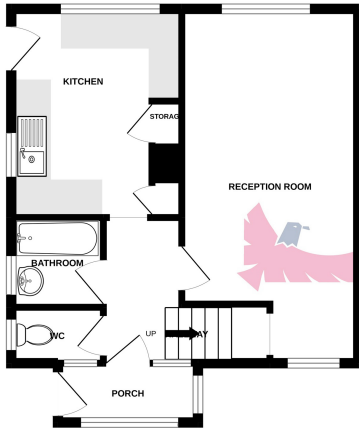


GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.


1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 824 sq.ft. (76.5 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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		83
(69 to 80) C		
(55 to 68) D	53	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



Corran Way, South Ockendon

Guide Price £350,000

- THREE LARGE BEDROOMS END OF TERRACE HOUSE
- NO ONWARD CHAIN
- MODERNISATION REQUIRED
- 100' REAR GARDEN BACKING ONTO WOODLAND
- 20' RECEPTION ROOM
- GUIDE PRICE £350,000 - £360,000
- GROUND FLOOR BATHROOM & WC
- POTENTIAL TO EXTEND SUBJECT TO PLANNING CONSENTS
- OFF STREET PARKING



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 hardwood door opening into porch, fixed windows to front and side, fitted carpet, second front entrance Via hardwood framed door opening into hallway, radiator, fitted carpet, stairs to first floor.

Reception Room

6.16m > 5.13m (20' 3" > 16' 10") x 3.07m (10' 1") Double glazed windows to front and rear, under stairs storage space housing gas/electricity metres and fuse box, fitted carpet.

Kitchen

3.61m x 2.96m (11' 10" x 9' 9") Double glazed windows to rear, single glazed window to side, a range of matching wall base units, laminate work surfaces, inset sink and drainer, space for cooker, space for appliances, vinyl flooring, hardwood framed door to side and rear garden.

Ground Floor Bathroom

1.56m x 1.5m (5' 1" x 4' 11") Opaque double glazed window to side, panelled bath with shower attachment, hand wash basin, radiator, tiled walls, vinyl flooring.



Separate WC

Opaque double glazed window to side, opaque single glazed window to front, low level flush WC, radiator, part tiled walls, vinyl flooring.

FIRST FLOOR

Landing

Double glazed windows to front, built in over stairs storage cupboard, fitted carpet.

Bedroom One

3.65m x 3.38m (12' 0" x 11' 1") Double glazed windows to rear, radiator, built-in storage cupboards and eye-level units, fitted carpet.

Bedroom Two

3.67m x 2.71m (12' 0" x 8' 11") Double glazed windows to rear, radiator, built-in storage cupboard, fitted carpet.

Bedroom Three

2.95m x 2.39m (9' 8" x 7' 10") Double glazed windows to front, radiator, built-in storage cupboard, fitted carpet.

EXTERIOR

Rear Garden

Approximately 100'. Mostly laid to lawn, direct access into woodland at the rear of property.

Front Exterior

Part laid to lawn, part paved giving off street parking.