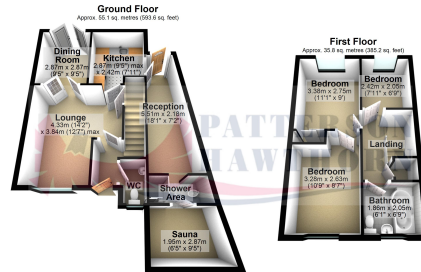



Total area: approx. 90.9 sq. metres (978.8 sq. feet)



Total area: approx. 90.9 sq. metres (978.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	81
(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	

Whitebeam Drive, South Ockendon

Guide Price £475,000

- GUIDE PRICE £475,000 - £500,000
- EXTENDED THREE BEDROOM DETACHED HOUSE
- EXCELLENT CONDITION THROUGHOUT
- SIDE EXTENSION GIVING THIRD RECEPTION, SHOWER AREA & SAUNA
- TWO ADDITIONAL RECEPTION ROOMS & GROUND FLOOR WC
- CONTEMPORARY LANDSCAPED REAR GARDEN & HIGH SPEC 22' x 8' OUTBUILDING
- EPC RATING C & COUNCIL TAX BAND D



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.

See our full selection of properties online at www.pattersonhawthorn.com



GROUND FLOOR

Front Entrance

Via composite door opening into:

Entrance Hall

Radiator, tiled flooring, carpeted stairs to first floor, access to accommodation.

Reception Room One

4.33m x 3.84m (14' 2" x 12' 7") > 2.61m (8' 7") Double glazed windows with modern integral shutter blinds to front, two radiators, understairs storage cupboard, laminate flooring.

Reception Room Two / Dining Room

2.87m x 2.25m (9' 5" x 7' 5") Radiator, laminate flooring, uPVC framed double glazed French doors to rear opening to rear garden.

Kitchen

2.87m x 2.44m (9' 5" x 8' 0") Spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate worksurfaces, one and a half bowl inset sink and drainer with mixer tap and additional filtered water tap, integrated oven, four ring gas hob, extractor hood, space and plumbing for washing machine and dishwasher, built-in storage cupboard with space for freestanding fridge freezer, tiled splashbacks, radiator, tiled flooring, access to:

Reception Room Three (Currently used as Beauty Salon)

6.37m x 2.36m (20' 11" x 7' 9") > 1.1m (3' 7") Two lantern skylight windows to ceiling, inset spotlights to ceiling, uPVC framed single door to front opening to rear garden, electric heater, laminate flooring, rainfall shower and urinal to front.



Sauna

2.87m x 2.39m (9' 5" x 7' 10") > 2.39m x 1.95m (7' 10" x 6' 5").

FIRST FLOOR

Landing

Inset spotlights to ceiling, double glazed windows to side, loft hatch to ceiling, built in storage cupboard housing boiler.

Bedroom One

3.38m x 2.75m (11' 1" x 9' 0") Double glazed windows with modern integral shutter blinds to rear, radiator, fitted wardrobe with sliding mirror doors, fitted carpet.

Bedroom Two

3.88m (Max) x 2.77m (12' 9" x 9' 1") Inset spotlights to ceiling, double glazed windows with modern integral shutter blinds to front, radiator, fitted carpet.

Bedroom Three

2.41m x 2.0m (7' 11" x 6' 7") Double glazed windows with modern integral shutter blinds to rear, radiator, fitted carpet.

Bathroom

1.96m x 1.86m (6' 5" x 6' 1") Inset spotlights to ceiling, obscure double glazed windows to front, low-level flush WC, hand wash basin set on base unit, P-shaped panelled bath, rainfall shower, chrome hand towel radiator, part tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 31' (To front of outbuilding). Immediate patio pagola, part paved and partly laid to artificial grass with decorative pebble feature borders, access to front via timber gate.

Detached Outbuilding

6.88m x 2.65m (22' 7" x 8' 8") Inset spotlights to ceiling, power, laminate flooring, double glazed windows and double doors, insulated, exterior composite cladding.

Front Exterior

Slate gravel front garden, off street parking to front and side in front of garage.