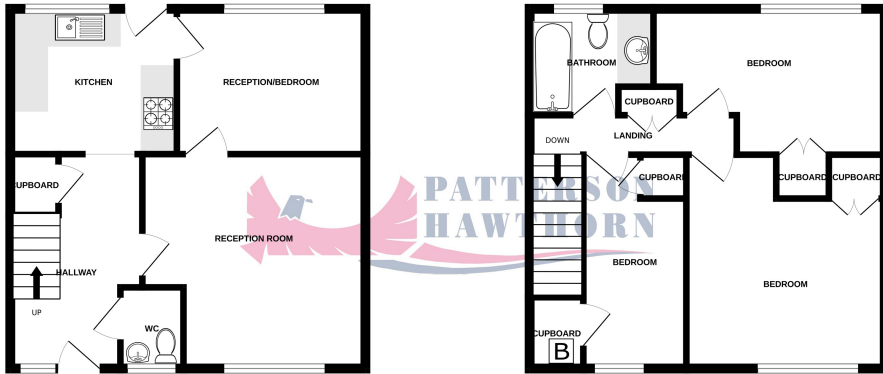



GROUND FLOOR

1ST FLOOR



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.  
Made with Metropix 12/2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>	<b>69</b>	
(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	



## Mollands Lane, South Ockendon £375,000

- THREE/FOUR LARGE BEDROOM TERRACED HOUSE
- TWO RECEPTION ROOMS OR POTENTIAL FOURTH BEDROOM
- GROUND FLOOR WC
- OFF STREET PARKING FOR TWO CARS
- GARAGE IN BLOCK TO REAR
- UNOVERLOOKED, OPEN VIEW TO FRONT
- 48' REAR GARDEN
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)
- EASY ACCESS TO STATION, BUSES, A13 & M25



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 uPVC door opening into:

### **Hallway**

Opaque double glazed window to front, under stairs storage cupboard, radiator, laminate flooring, stairs to first floor.

### **Ground Floor WC**

1.48m x 1.16m (4' 10" x 3' 10") Opaque double glazed window to front, low-level flush WC, hand wash basin, radiator, eye-level storage cupboard housing metres and fuse box, laminate flooring.

### **Reception Room One**

4.07m x 3.89m (13' 4" x 12' 9") Double glazed windows to front, radiator, fitted carpet.

### **Reception Room Two / Fourth Bedroom**

3.38m x 2.68m (11' 1" x 8' 10") Double glazed windows to rear, radiator, vinyl flooring.

### **Kitchen**

3.03m x 2.84m (9' 11" x 9' 4") Double glazed windows to rear, a range of wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ring gas hob, space and plumbing for washing machine, space for freestanding fridge and freezer, tiled walls, laminate flooring, uPVC door to rear opening to rear garden.



## FIRST FLOOR

### **Landing**

Loft hatch to ceiling, built-in storage cupboard, fitted carpet.

### **Bedroom One**

3.64m x 3.12m (11' 11" x 10' 3") Double glazed windows to front, built-in storage cupboard, radiator, fitted carpet.

### **Bedroom Two**

4.24m x 2.82m (13' 11" x 9' 3") Double glazed windows to rear, built-in storage cupboard, radiator, fitted carpet.

### **Bedroom Three**

3.68m x 1.87m (12' 1" x 6' 2") Double glazed window to front, radiator, built-in storage cupboard housing boiler, fitted carpet.

### **Bathroom**

2.16m x 1.92m (7' 1" x 6' 4") Opaque double glazed window to rear, low-level flush WC, panelled bath, rainfall shower, hand wash basin set on a laminate surface over a pair of base units, tiled walls, radiator, tiled flooring.



## EXTERIOR

### **Rear Garden**

Approximately 48' Immediate patio, remainder laid to lawn with fruit/veg/ flowerbed borders, small patio area to rear, timber shed.

### **Front Exterior**

Paved and hard standing driveway giving off street parking for two cars.

