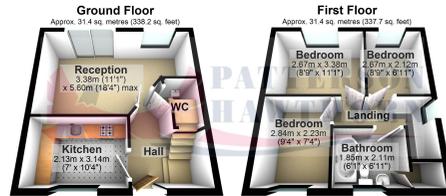


Total area: approx. 62.8 sq. metres (675.9 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	78
(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	

## Cherwell Grove, South Ockendon

**£375,000**

- THREE BEDROOM SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- EXCELLENT CONDITION THROUGHOUT
- CONTEMPORARY RE-FITTED KITCHEN WITH QUARTZ WORKTOPS & PORCELAIN TILED FLOORING
- GROUND FLOOR WC
- 40' REAR GARDEN WITH COMPOSITE LED DECKING



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 composite door opening into:

### **Entrance Hall**

Spotlight bar to ceiling, understairs storage cupboard, radiator, laminate flooring, stairs to first floor.

### **Reception Room**

5.6m x 3.38m (18' 4" x 11' 1"). Double glazed windows to rear, two spotlight bars to ceiling, two radiators, laminate flooring, uPVC framed double glazed French doors to rear opening to rear garden.

### **Ground Floor WC**

Low-level flush WC, hand wash basin set on drawer units, radiator, laminate flooring.

### **Kitchen**

3.14m x 2.13m (10' 4" x 7' 0"). Spotlight bar to ceiling, double glazed windows to front, a range of matching wall and base units, quartz worksurfaces, inset sink with quartz drainer and boiling water mixer tap, integrated oven, five ring electric hob, extractor hood, integrated fridge, integrated freezer, integrated washing machine, part tiled walls, porcelain tiled flooring.

## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling with integral pull-down ladder leading to boarded loft, double glazed window to side, fitted carpet.

