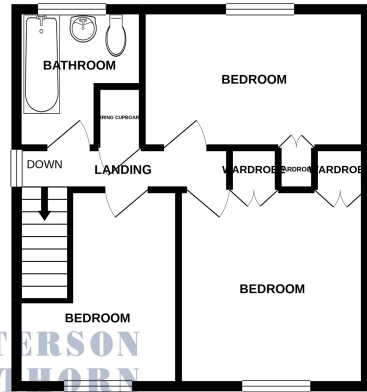
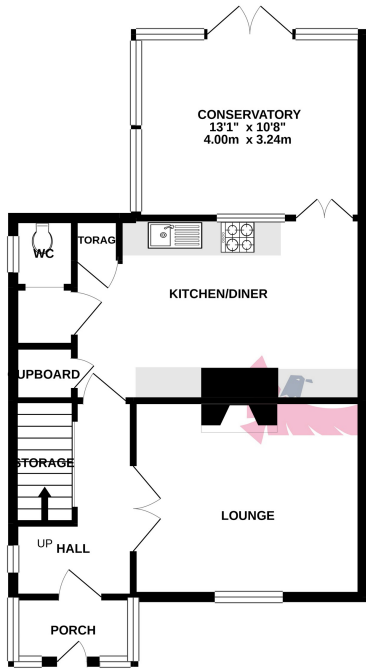


GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.

1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA - 1035 sq.ft. (96.2 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 operation or efficiency can be given. Made with Metrage v2020

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 to 100) A | | |
| (81 to 91) B | | 85 |
| (69 to 80) C | | |
| (55 to 68) D | 62 | |
| (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 | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 to 100) A | | |
| (81 to 91) B | | 85 |
| (69 to 80) C | | |
| (55 to 68) D | 59 | |
| (39 to 54) E | | |
| (21 to 38) F | | |
| (1 to 20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England, Wales & N.Ireland | EU Directive 2002/91/EC | |



01708 400 400

Ockendon@pattersonhawthorn.co.uk



Broxburn Drive, South Ockendon £350,000

- THREE DOUBLE BEDROOMS
- SEMI DETACHED HOUSE
- WELL MAINTAINED THROUGHOUT
- GROUND FLOOR WC
- CONSERVATORY
- DETACHED GARAGE
- CLOSE TO AMENITIES & SCHOOLS
- OFF STREET PARKING



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GROUND FLOOR

Front Entrance

Via uPVC door into storm porch, double glazed windows both sides and tiled flooring, second uPVC door opening into:

Hallway

Double glazed windows to side, under-stairs storage space, radiator, wood grain effect laminate flooring.

Lounge

4.43m x 3.81m (14' 6" x 12' 6") Double glazed window to front, radiator, feature fireplace, fitted carpet.

Kitchen / Diner

5.38m x 2.96m (17' 8" x 9' 9") Double glazed windows to rear opening into conservatory, range of matching wall and base units, laminate work surfaces, inset sink and drainer with chrome mixer tap, four ringed gas hob, integrated oven, space and plumbing for washing machine, space for freestanding fridge freezer, tiled splash backs, radiator, tiled flooring.

Ground Floor WC

2.28m x 0.89m (7' 6" x 2' 11") Opaque double glazed windows to side, low level flush WC, hand wash basin, tiled splash backs, tiled flooring.



Conservatory

4.0m x 3.24m (13' 1" x 10' 8") Double glazed windows throughout, tile effect laminate flooring, uPVC framed double doors opening to rear garden.

FIRST FLOOR

Landing

Loft hatch to ceiling, double glazed windows to side, radiator, built in storage cupboard, fitted carpet.



Bedroom One

3.82m x 3.52m (12' 6" x 11' 7") Double glazed windows to front, radiator, built in storage cupboards, fitted carpet.

Bedroom Two

4.03m x 2.47m (13' 3" x 8' 1") Double glazed windows to rear, radiator, built in storage cupboards, fitted carpet.

Bedroom Three

3.81m x 2.8m (12' 6" x 9' 2") Double glazed windows to front, radiator, fitted carpet.



Bathroom

2.26m x 2.08m (7' 5" x 6' 10") > 1.44m (4' 9") Opaque double glazed windows to rear, low level flush WC, hand wash basin, panelled bath, shower, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 42ft - Immediate patio area with sheltered gazebo, paved area to rear, detached garage to side, access to front via timber gate.

Detached Garage

Front Exterior

Hard standing giving off street parking in front of garage and potential off street parking in front of house.

