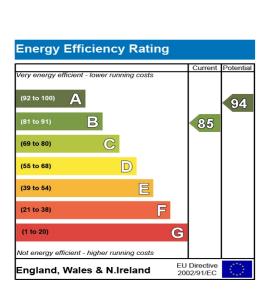
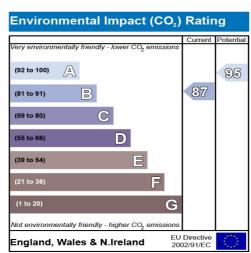


01708 400 400

Ockendon@pattersonhawthorn.co.uk





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 repsentation 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.



Arisdale Avenue, South Ockendon

Offers in Excess of £379,950

- FOUR BEDROOMS
- END OF TERRACE HOUSE
- THREE BATHROOMS
- ENSUITE & DRESSING ROOM TO MASTER
- GATED OFF STREET PARKING
- GOOD CONDITION THROUGHOUT
- NEW BUILD 2012





GROUND FLOOR

Front Entrance

Via composite door into:

Hallway

Large under-stairs storage cupboard, radiator to side, hardwood flooring, stairs to first floor.

Ground Floor Bathroom

 $3.04m > 2.19m (10' 0" > 7' 2") \times 1.74m (5' 9")$ Low level flush WC, hand wash basin with chrome mixer tap, shower cubicle, radiator to side, tile effect vinyl flooring.

Lounge

5.18m x 4.32m (17' 0" x 14' 2") Double glazed windows to side and rear, two radiators, hardwood flooring, French doors to rear opening to garden.

Kitchen

4.18m x 3.97m (13' 9" x 13' 0") Double glazed windows to front, range of matching wall and base units, laminate work surface, one and half bowl inset sink and drainer with chrome mixer tap, integrated oven, four ringed gas hob, extractor hood, space and plumbing for washing machine, space for free standing fridge freezer, laminate splash backs, vinyl flooring, double glazed windows to front and side.

FIRST FLOOR

Landing

Built in storage cupboard housing water tank and heating unit, fitted carpet, stairs to second floor.









Bedroom One

4.36m x 2.91m (14' 4" x 9' 7") Double glazed windows to front and side, radiator, fitted carpet.

Bedroom Two

 $2.91 \, \mathrm{m} \times 2.71 \, \mathrm{m}$ (9' 7" x 8' 11") Double glazed windows to front and side, radiator, hardwood flooring.

Bedroom Three

 $3.81 \, \text{m} \times 2.19 \, \text{m}$ (12' 6" x 7' 2") $3.81 \, \text{m} \times 2.19 \, \text{m}$ Double glazed windows to rear, radiator, fitted carpet.

Bathroom

Panelled bath, low level flush WC, hand wash basin, radiator to side, tiled splash backs, tile effect vinyl flooring.

SECOND FLOOR

Landing

Fitted carpet.

Master Bedroom

 $5.23 \, \text{m} > 3.8 \, \text{m} (17' \, 2" > 12' \, 6") \, \text{x} \, 4.1 \, \text{m} (13' \, 5") \, \text{Loft}$ hatch to ceiling, double glazed windows to front and side, radiator.

Dressing Room

2.64m x 2.58m (8' 8" x 8' 6") into fitted wardrobe, skylight window to ceiling, fitted wardrobe with sliding mirror doors.

Walk In Wardrobe

5.19m x 2.52m (17' 0" x 8' 3") x 2.29m (7' 6") Currently as storage.

EXTERIOR

Rear Garden

Approximately 28ft x 24ft - Part paved part laid to lawn, timber shed, wrought iron sliding gate.

Front Exterior

Fully paved with brick-built bin shed.