

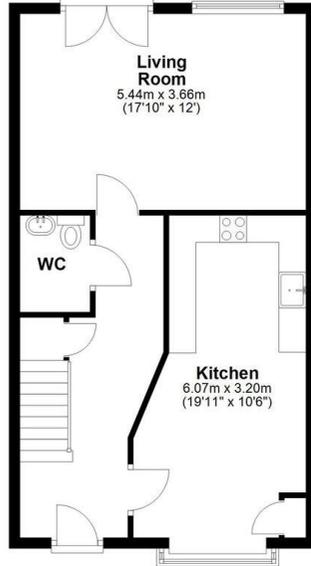
Outbuilding

Approx. 4.1 sq. metres (44.4 sq. feet)



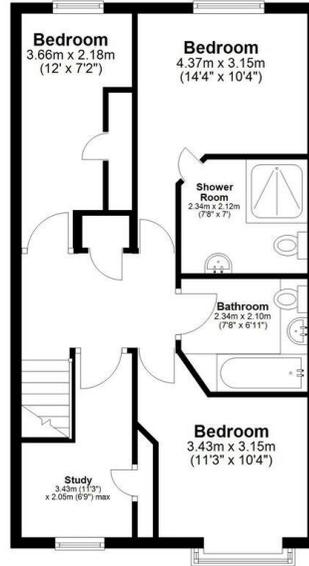
Ground Floor

Approx. 52.5 sq. metres (564.9 sq. feet)



First Floor

Approx. 46.3 sq. metres (498.3 sq. feet)



Total area: approx. 102.9 sq. metres (1107.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

© @modephoto | www.modephoto.co.uk
Plan produced using PlanUp. □

Averley



01708 400 400

Ockendon@pattersonhawthorn.co.uk



Meadow Drive, South Ockendon

£460,000

- FOUR BEDROOM LINK DETACHED HOUSE
- IMMACULATELY PRESENTED
- MODERN, CONTEMPORARY INTERIOR DESIGN
- PORCELAIN TILED FLOORING & AIR CONDITIONING
- 19' KITCHEN/DINER WITH QUARTZ WORKTOPS
- GROUND FLOOR WC & FIRST FLOOR FAMILY BATHROOM
- EPC RATING B & COUNCIL TAX BAND E
- ENSUITE SHOWER ROOM TO BEDROOM ONE
- 47' REAR GARDEN



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

Obscure double glazed window to front, radiator, understairs storage cupboard, porcelain tiled flooring, stairs to first floor, access to accommodation.

Reception Room

5.44m x 3.66m (17' 10" x 12' 0") Double glazed windows to rear, air-conditioning unit, fitted carpet, uPVC framed double glazed French doors to rear opening to rear garden.

Ground Floor WC

Spotlights to ceiling, radiator, low-level flush WC, hand wash basin with tiled splashback, porcelain tiled flooring.

Kitchen / Diner

6.07m x 3.20m (19' 11" x 10' 6") Inset spotlights to ceiling, double glazed bay windows with modern integral shutter blinds to front, a range of matching wall and base units, quartz worksurfaces, one and a half bowl inset sink and drainer with mixer tap, integrated double oven, four ring gas hob, extractor hood, integrated fridge, integrated freezer, integrated washing machine and dishwasher, granite splashbacks, radiator, built-in storage cupboard housing boiler, porcelain tiled flooring.



FIRST FLOOR

Landing

Loft hatch to ceiling, airing cupboard, fitted carpet.

Bedroom One

4.37m x 3.15m (14' 4" x 10' 4") Double glazed windows to rear, radiator, fitted carpet.

Ensuite Shower Room

2.34m x 2.12m (7' 8" x 6' 11") Low-level flush WC, hand wash basin with tiled splashback, shower cubicle, radiator, vinyl flooring.



Bedroom Two

3.43m x 3.15m (11' 3" x 10' 4") Double glazed bay windows with modern integral shutter blinds to front, radiator, fitted carpet.

Bedroom Three

3.66m x 2.18m (12' 0" x 7' 2") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Four

3.43m x 2.05m (11' 3" x 6' 9") (Max) Double glazed windows with modern interior shutter blinds to front, fitted wardrobes and fitted drawer units, radiator, fitted carpet.



Bathroom

2.34m x 2.10m (7' 8" x 6' 11") Spotlights to ceiling, low level flush WC, hand wash basin with tiled splashback, panelled bath, radiator, tile effect flooring.

EXTERIOR

Rear Garden

Approximately 47' Part paved and part laid to lawn, access to front via timber gate, detached timber shed.



Front Exterior

Paved frontage with bush and plant border, paved driveway to side giving off street parking for two cars.