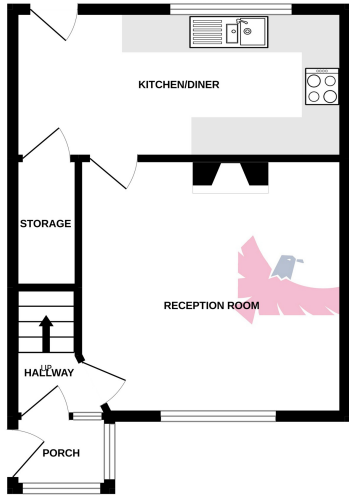
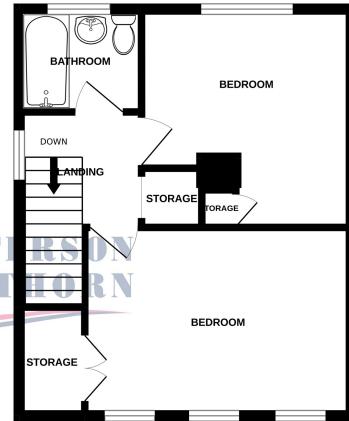


GROUND FLOOR
386 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 757 sq.ft. (70.3 sq.m.) approx.

While 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 10/2022

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.



Cullen Square, South Ockendon

Guide Price £350,000

- TWO BEDROOMS END OF TERRACE HOUSE
- REFURBISHED & PRESENTED TO AN EXCEPTIONAL STANDARD
- MODERN INTEGRAL BLINDS TO RECEPTION & BEDROOMS
- UNOVERLOOKED TO FRONT
- OVER 60' LANDSCAPED REAR GARDEN
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)
- 17' MODERN KITCHEN/DINER WITH INTEGRATED APPLIANCES
- SOUGHT AFTER LOCATION CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO STATION, A13, M25 & LAKESIDE





GROUND FLOOR

Front Entrance

Via uPVC framed door opening into porch; opaque double glazed windows to front and side, tiled flooring. Second front entrance via uPVC framed door opening into:

Hallway

Opaque fixed window tiles to front, small eye-level storage cupboard housing fuse box and electricity meter, radiator, laminate flooring, stairs to first floor.

Reception Room

4.27m x 4.13m (14' 0" x 13' 7"). Double glazed windows with integral blinds to front, feature fireplace, laminate flooring.

Kitchen/Diner

5.31m x 2.39m (17' 5" x 7' 10"). Double glazed windows to rear, a range of matching wall and base units, laminated work surfaces, one & a half bowl inset sink and drainer with extendable mixer tap, integrated oven, four ring electric hob, extractor hood, space and plumbing for washing machine, Integrated dishwasher, space for freestanding fridge freezer, tiled splash-backs, tiled flooring, modern chrome vertical radiator, under stairs storage cupboard, aluminium door to rear opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling leading to boarded loft with power, built-in storage cupboard, double glazed windows to side with integral blinds, fitted carpet.

Bedroom One

4.32m x 3.11m (14' 2" x 10' 2"). Inset spotlights to ceiling over windows, double glazed windows to front with integral blinds, built-in storage cupboard, radiator, laminate flooring.

Bedroom Two

3.5m > 2.54m (11' 6" > 8' 4") x 3.2m (10' 6"). Double glazed windows to rear with integral blinds, radiator, built-in storage cupboard, laminate flooring.

Bathroom

1.96m x 1.65m (6' 5" x 5' 5"). Opaque double glazed windows to rear, inset spotlights to ceiling, panel bath, rainfall shower, hand wash basin, heated towel rail, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approx. 66'. Immediate patio followed by fenced off and gated laid to lawn area, followed by bark chippings area with timber shed, access to front via hardstanding side path through metal gate, further shed to side.

Front Exterior

Mostly laid to lawn with hardstanding path, potential off street parking.