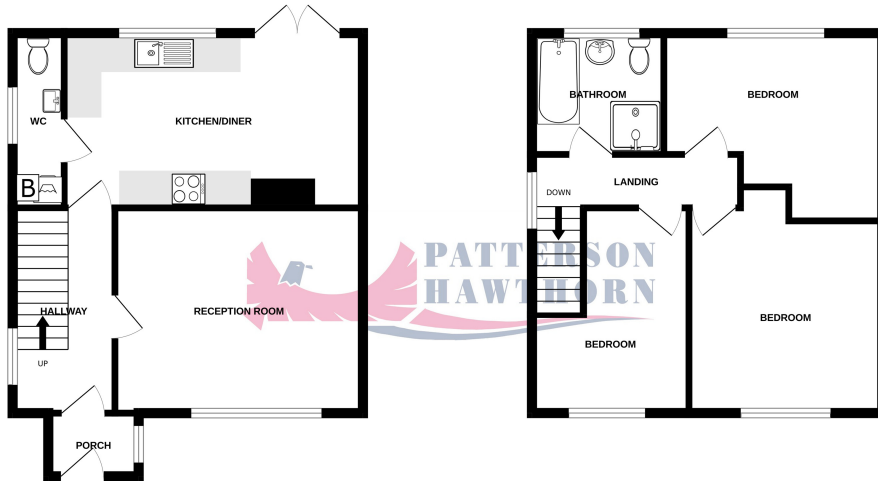


GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.


1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 915 sq.ft. (85.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 12/2023

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Arisdale Avenue, South Ockendon £375,000

- THREE DOUBLE BEDROOMS END OF TERRACE HOUSE
- NO ONWARD CHAIN
- GROUND FLOOR WC / UTILITY ROOM
- 45' REAR GARDEN
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- CLOSE TO BONNYGATE WOOD PLAYING FIELD
- 0.8 MILES TO OCKENDON C2C STATION
- EASY ACCESS TO BUSES & MAJOR ROADS
- NON-STANDARD CONSTRUCTION



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 uPVC door opening into porch, double glazed windows to side, welcome mat flooring.

Hallway

Double glazed window to side, under-stairs storage space, fitted carpet.

Reception Room One

4.4m x 3.64m (14' 5" x 11' 11") Double glazed windows to front, radiator, feature fireplace, fitted carpet.

Kitchen / Diner

5.3m x 3.1m (17' 5" x 10' 2") Inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, space and plumbing for dishwasher, space for American style fridge freezer, radiator, tiled splash backs, vinyl flooring, uPVC framed double doors to rear opening to rear garden.



Ground Floor WC / Utility Room

3.15m x 0.9m (10' 4" x 2' 11") Opaque double glazed windows to side, low-level flush WC, hand wash basin inset within base unit, boiler, space and plumbing for washing machine, vinyl flooring.

FIRST FLOOR

Landing

Loft hatch to ceiling, double glazed windows to side, fitted carpet.

Bedroom One

3.64m x 3.43m (11' 11" x 11' 3") Double glazed windows to front, radiator, fitted carpet.

Bedroom Two

3.9m x 3.33m (12' 10" x 10' 11") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

3.63m x 2.84m (11' 11" x 9' 4") Double glazed windows to front, radiator, fitted carpet.

Bathroom

2.34m x 2.15m (7' 8" x 7' 1") Inset spotlights to ceiling, opaque double glazed windows to rear, low level flush WC, panelled bath, hand wash basin, shower cubicle, radiator, tiled walls, laminate flooring.

Rear Garden

Approximately 45' Immediate wrap-around patio, remainder laid to lawn with raised decking area to rear, brick shed to rear, access to front via timber gate.