



Ground Floor



First Floor



**Cherwell Grove, South Ockendon
£350,000**

- FOUR BEDROOM SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- GROUND FLOOR WC
- ENSUITE SHOWER ROOM/WC TO BEDROOM ONE
- ADDITIONAL FAMILY BATHROOM
- OFF STREET PARKING & SHELTERED CAR PORT
- POPULAR CUL-DE-SAC LOCATION
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EPC RATING C & COUNCIL TAX BAND D



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

| Energy Efficiency Rating | | Current | Potential |
|---|----------|----------------------------|---|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 89 |
| (81-91) | B | | |
| (69-80) | C | 75 | |
| (55-68) | D | | |
| (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.

VIEWING BOOKINGS FROM 12 JULY 2026

See our full selection of properties online at www.pattersonhawthorn.com



GROUND FLOOR

Front Entrance

Entrance Hall

Kitchen

Reception Room

4.67m x 4.32m (15' 4" x 14' 2")

Ground Floor WC

FIRST FLOOR

Landing

Bedroom One

4.01m x 2.92m (13' 2" x 9' 7")

Ensuite Shower Room/WC

Bedroom Two

3.43m x 2.16m (11' 3" x 7' 1")



Bedroom Three

2.82m x 2.34m (9' 3" x 7' 8")

Bedroom Four

2.62m x 1.88m (8' 7" x 6' 2")

EXTERIOR

Rear Garden

Front Exterior

Off street parking & sheltered carport

