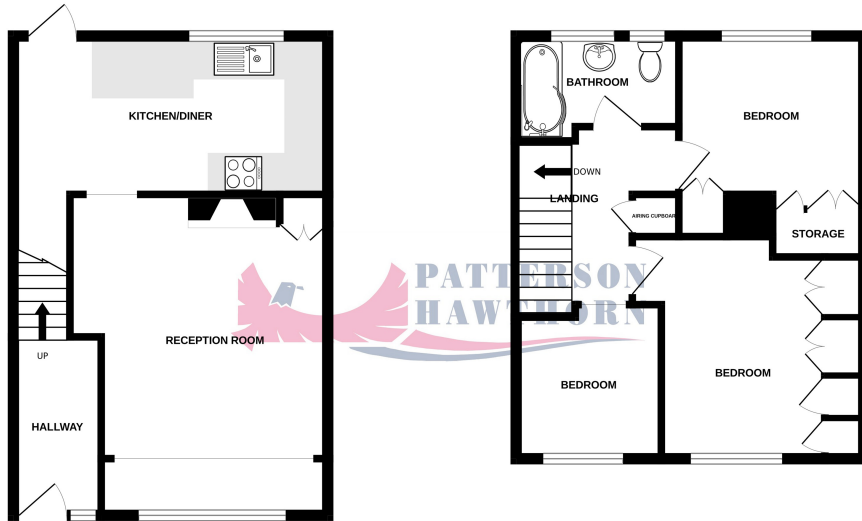


GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.

1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 797 sq.ft. (74.0 sq.m.) approx.

Whilst 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 here have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Current | Potential |
|---|----------|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 88 |
| (69-80) | C | 72 | |
| (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.



Barle Gardens, South Ockendon £350,000

- THREE BEDROOM TERRACED HOUSE
- NO ONWARD CHAIN
- EXCELLENT CONDITION THROUGHOUT
- EXTENDED TO FRONT
- 16' RECEPTION ROOM & KITCHEN/DINER
- 55' WELL MAINTAINED REAR GARDEN
- MODERN FITTED BATHROOM
- BESPOKE FITTED WARDROBES
- PAVED DRIVEWAY FOR TWO CARS
- CUL-DE-SAC LOCATION





GROUND FLOOR

Front Entrance

Via composite door opening into:

Hallway

Obscure double glazed windows to front, radiator, fitted carpet, stairs to first floor.

Reception Room

5.1m x 3.95m (16' 9" x 13' 0") (Max) Double glazed windows to front, radiator, built-in base level and shelving units, laminate flooring.

Kitchen / Diner

5.0m x 2.53m (16' 5" x 8' 4") 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 with four ring electric hob, extractor hood, space and plumbing for washer/dryer and dishwasher, space for freestanding fridge freezer, tiled splash backs, radiator, laminate flooring, under stairs storage space, uPVC framed door to rear opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling with integral pull-down ladder leading to part boarded loft with lighting, airing cupboard, fitted carpet.

Bedroom One

3.27m x 3.2m (Into fitted wardrobe) (10' 9" x 10' 6") double glazed windows to front, radiator, laminate flooring, fitted wardrobes.

Bedroom Two

3.51m (Into fitted wardrobes) x 2.94m (11' 6" x 9' 8") Double glazed windows to rear, radiator, fitted wardrobes and built-in storage cupboards, laminate flooring.

Bedroom Three

2.4m x 2.32m (7' 10" x 7' 7") (Max) Double glazed windows to front, radiator, laminate flooring.

Bathroom

2.59m x 1.67m (8' 6" x 5' 6") (max) Obscure double glazed windows to rear, low level flush WC, floating hand wash basin, panelled bath, shower, chrome hand towel radiator, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 55'. Immediate patio area and pathway, remainder laid to lawn with various bush and plant borders, access to front via timber gate through shared walkway.

Front Exterior

Fully paved giving potential off street parking.