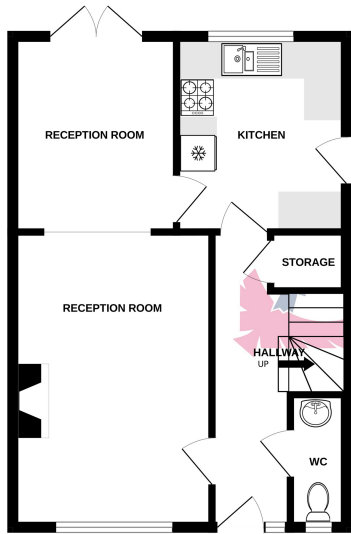
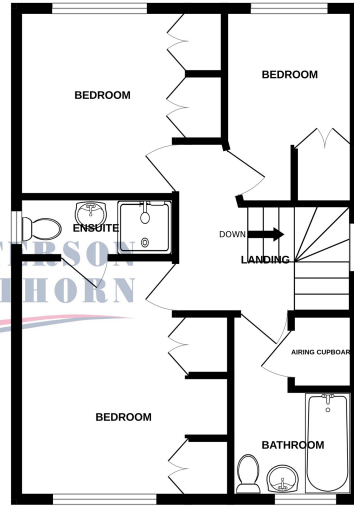


GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA: 944 sq.ft. (87.7 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 are not tested and no guarantee as to their operability or efficiency can be given.
Made with Menpx 12/2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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	

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Medlar Drive, South Ockendon

Guide Price £475,000

- THREE BEDROOMS DETACHED HOUSE
- HIGHLY SOUGHT AFTER BRANDON GROVES DEVELOPMENT
- GROUND FLOOR WC
- GARAGE WITH POWER & LOFT STORAGE
- OFF STREET PARKING FOR UP TO 3 CARS
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO STATION, MAJOR ROADS & LAKESIDE SHOPPING



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GROUND FLOOR

Front Entrance

Via uPVC door opening into:

Hallway

Opaque double glazed window to front, storage cupboard, radiator, laminate flooring, stairs to first floor.

Reception Room One

4.83m x 3.26m (15' 10" x 10' 8") Double glazed windows to front, radiator, feature electric fireplace, fitted carpet.

Reception Room Two

3.2m x 2.67m (10' 6" x 8' 9") uPVC framed double doors to rear opening to rear garden, radiator, laminate flooring.

Kitchen

3.17m x 2.78m (10' 5" x 9' 1") Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset butler style sink and drainer with mixer tap, space for double cooker, space and plumbing for washing machine, space for microwave, integrated fridge, integrated freezer, tiled splash backs, vinyl flooring, uPVC door to side opening to side driveway.

Ground Floor WC

Opaque porthole double glazed window to front, low level flush WC, hand wash basin with Mosaic tiled splash back, radiator, laminate flooring.



FIRST FLOOR

Landing

Loft hatch to ceiling leading to part boarded loft, double glazed window to side, fitted carpet.

Bedroom One

3.95m x 3.51m (13' 0" x 11' 6") Double glazed windows to front, radiator, fitted wardrobes and vanity unit, fitted carpet.

Ensuite Shower Room

2.58m x 0.97m (8' 6" x 3' 2") Opaque double glazed window to side, low level flush WC, hand wash basin, shower cubicle, radiator, part tiled walls, vinyl flooring.

Bedroom Two

3.39m x 2m (11' 1" x 6' 7") Into fitted wardrobe, double glazed windows, radiators, fitted wardrobes, fitted carpet.

Bedroom Three

3.24m x 2.14m (10' 8" x 7' 0") Double glazed windows to rear, radiator, fitted wardrobe, fitted carpet.

Bathroom

2.47m x 2.03m (8' 1" x 6' 8") > 1.68m (5' 6") Double glazed window to rear, low level flush WC, panelled bath with shower attachment, radiator, part tiled walls, airing cupboard, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 37' Immediate patio, brick raised laid to artificial grass area to rear, remainder laid to lawn with various bush and plant borders, timber shed with power, lighting and plumbing, access to front via timber gate.

Garage

5.16m x 2.48m (16' 11" x 8' 2") Up and over door to front, hardwood door to rear, double glazed windows, part boarded loft for storage, power and lighting.

Front Exterior

Paved driveway to side giving off street parking for up to three cars, bush and plant borders to side and rear.