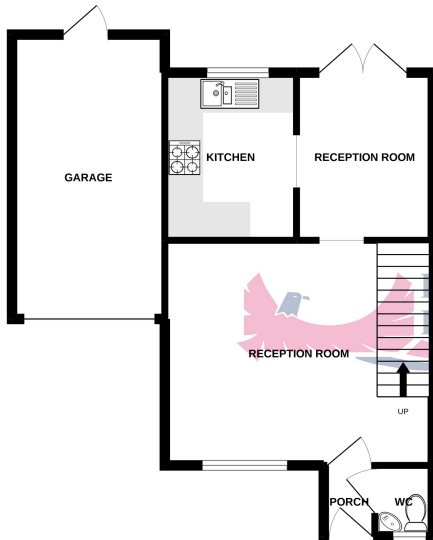
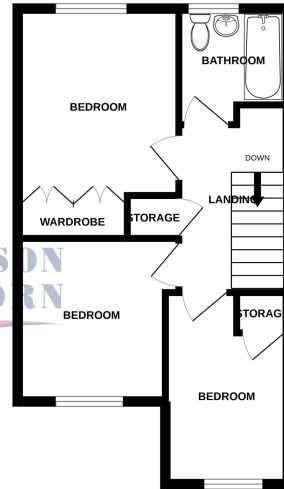


GROUND FLOOR
500 sq.ft. (46.5 sq.m.) approx.




1ST FLOOR
372 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 872 sq.ft. (81.0 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 have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

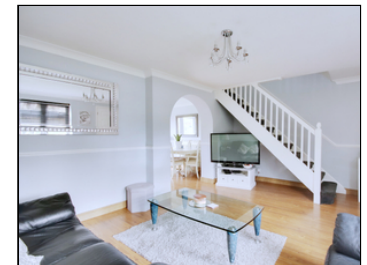
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



St Michaels Close, South Ockendon

Guide Price £400,000

- THREE LARGE BEDROOMS LINK DETACHED HOUSE
- MAINTAINED & PRESENTED TO A HIGH STANDARD THROUGHOUT
- TWO RECEPTION ROOMS
- GROUND FLOOR WC & FIRST FLOOR FAMILY BATHROOM
- 16' ATTACHED GARAGE WITH POWER, LIGHTING & ELECTRIC ROLLER DOOR
- OFF STREET PARKING
- HIGHLY SOUGHT AFTER LOCATION CLOSE TO



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 composite door with opaque leaded fixed window panel opening into:

Hallway

Radiator, laminate flooring.

Ground Floor WC

1.22m x 1.0m (4' 0" x 3' 3") Opaque double glazed windows to front, low level flush WC, hand wash basin, part tiled walls, radiator, laminate flooring.

Reception Room One

4.78m x 3.87m (15' 8" x 12' 8") Double glazed windows to front, under stairs storage space, two radiators, laminate flooring.

Reception Room Two

2.89m x 2.35m (9' 6" x 7' 9") Radiator, laminate flooring, uPVC framed double doors to rear opening to rear garden.

Kitchen

2.87m x 2.26m (9' 5" x 7' 5") Double glazed windows to rear, spotlight bar to ceiling, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated oven, four ringed gas hob, extractor hood, space and plumbing for washing machine, space for freestanding fridge freezer, integrated dishwasher, tiled splash backs, tiled flooring.

FIRST FLOOR

Landing

Loft hatch to ceiling, built-in storage cupboard, radiator, fitted carpet.



Bedroom One

3.96m x 2.78m (13' 0" x 9' 1") Into fitted wardrobes, double glazed windows to rear, radiator, fitted wardrobes, laminate flooring.

Bedroom Two

2.84m x 2.59m (9' 4" x 8' 6") Double glazed windows to front, radiator, laminate flooring.

Bedroom Three

3.3m x 2.11m (10' 10" x 6' 11") Double glazed windows to front, radiator, built-in storage cupboard, laminate flooring.

Bathroom

2.0m x 1.89m (6' 7" x 6' 2") Double glazed windows to rear, hand wash basin, panelled bath, shower, radiator, part tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 42'. Immediate patio, raised decking area to rear, bush and plant borders, remainder laid to lawn.

Attached Garage

4.91m x 2.62m (16' 1" x 8' 7") Electric roller door to front, composite door to rear, power and lighting, beams to ceiling for potential storage.

Front Exterior

Paved driveway in front of garage for off street parking, small front garden laid to lawn with paved pathway to front.

