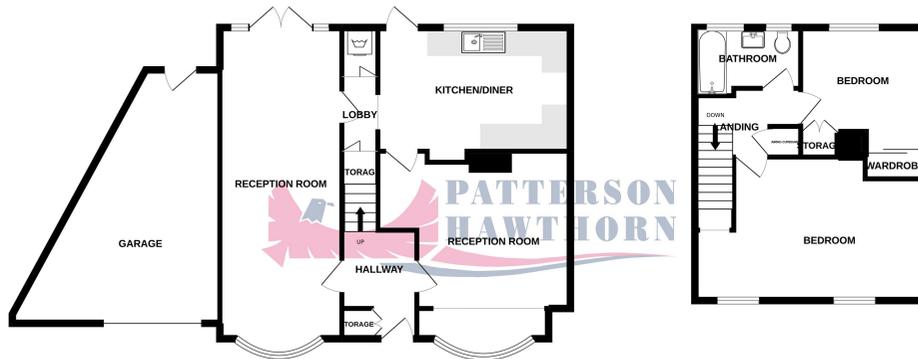


GROUND FLOOR
915 sq.ft. (85.0 sq.m.) approx.

1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 1305 sq.ft. (121.2 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.
Made with Metropix ©2022



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		84
(69 to 80) C	69	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Dawley Green, South Ockendon

Guide Price £400,000

- TWO/THREE BEDROOMS END OF TERRACE
- GARAGE
- POTENTIAL TO EXTEND
- SWEEP IN SWEEP OUT DRIVE
- GUIDE PRICE £400,000 TO £425,000
- IDEAL FAMILY HOME
- QUIET LOCATION



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.

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



GROUND FLOOR

Front Entrance

Via composite door opening into:

Hallway

Built-in storage cupboard for shoes and coats, second small built-in storage cupboard housing electricity meter and fuse box, radiator, fitted carpet, stairs to first floor.

Reception Room One

7.52m x 2.95m (24' 8" x 9' 8") Double glazed bay windows to front, double glazed windows and uPVC framed double doors to rear, two radiators, varnished hardwood flooring.

Reception Room Two

4.86m > 4.47m (15' 11" > 14' 8") x 4.64m x 3.78m (15' 3" x 12' 5") Double glazed bay windows to front, radiator, hardwood flooring.

Kitchen / Diner

4.6m x 2.5m (15' 1" x 8' 2") Double windows to rear, range of matching wall and base units, laminate work surfaces, inset sink and drainer with extendable mixer tap, space for large double cooker with five ringed gas hob, extractor hood, integrated dishwasher, space for freestanding fridge freezer, laminate splash backs, vinyl tiled flooring, uPVC door to rear opening to rear garden.

Rear Lobby Area

Under-stairs storage cupboard, further large built-in storage cupboards with space and plumbing for washing machine.



FIRST FLOOR

Landing

Loft hatch to ceiling, built-in airing cupboard.

Bedroom One

5.68m x 3.3m (18' 8" x 10' 10") Double glazed windows to front, radiator, built in over-stairs storage cupboard.

Bedroom Two

3.51m > 2.54m (11' 6" > 8' 4") x 3.0m (9' 10") Into fitted wardrobes, double glazed windows to rear, radiator, fitted wardrobe with sliding mirror doors, built-in storage cupboard, fitted carpet.



Bathroom

2.55m x 1.47m (8' 4" x 4' 10") Spotlights to ceiling, opaque double glazed windows to rear, low-level flush WC, hand wash basin inset within base units, P-shaped panelled bath, rainfall shower, chrome hand radiator, tiled walls, tiled flooring.

EXTERIOR

Rear Garden (Triangular Shaped)

Approximately 39' Immediate patio area, raised patio area to rear, remainder laid to lawn.

Attached Garage (Irregular Shaped)

Approximately 20' Long. power and lighting, roller door to front, hardwood door to rear.



Front Exterior

Fully paved in and out driveway giving off street parking for multiple cars, raised brick flowerbed to front.

