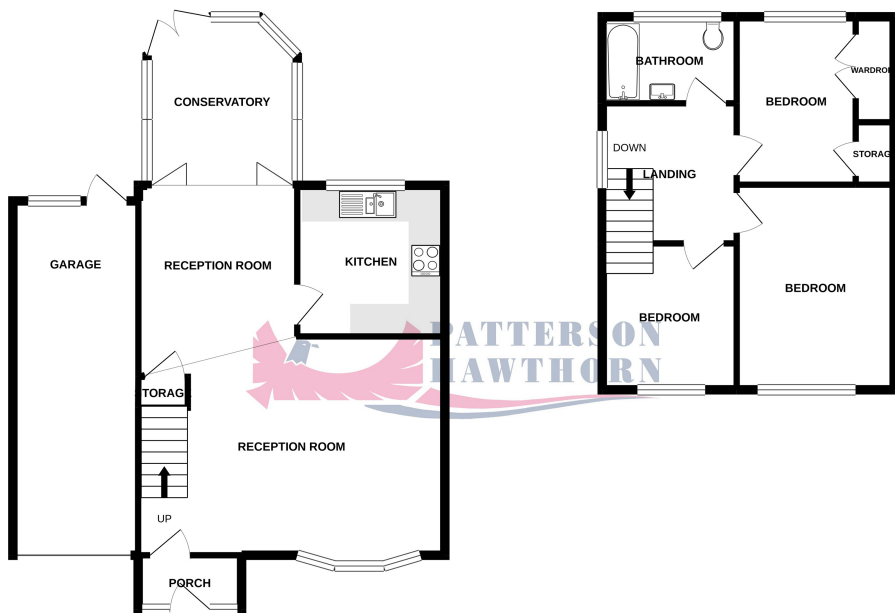


GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.

1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 1158 sq.ft. (107.6 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 speciality or efficiency can be given.
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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	70	
(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	

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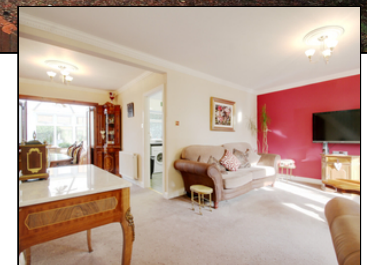
01708 400 400

Ockendon@pattersonhawthorn.co.uk



Mollands Lane, South Ockendon Guide Price £375,000

- THREE LARGE BEDROOMS
- SEMI DETACHED HOUSE
- 18' DOUBLE RECEPTION ROOM
- RE-FITTED KITCHEN
- CONSERVATORY
- 24' GARAGE
- OFF STREET PARKING
- HIGHLY SOUGHT AFTER ROAD



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GROUND FLOOR

Front Entrance

Via uPVC door opening into porch, double glazed windows to front, tiled flooring, second front entrance via uPVC door opening into:

Reception Room One

5.65m x 4.75m (18' 6" x 15' 7") x 4.17m (13' 8") Double glazed bay windows to front, two radiators, under-stairs storage cupboard housing gas and electricity meters, fuse box and house alarm control panel, fitted carpet, stairs to first floor.

Second Reception Room (Opening from first)

3.66m x 2.73m (12' 0" x 8' 11") Radiator, fitted carpet, hardwood folding doors opening into:

Conservatory

3.26m x 2.86m (10' 8" x 9' 5") Double glazed windows throughout, radiator, tiled flooring, uPVC framed double doors to rear opening to rear garden.

Kitchen

2.88m x 2.81m (9' 5" x 9' 3") Double glazed windows to rear, range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with chrome mixer tap, three ring electric hob, integrated oven, space and plumbing for washing machine, space for freestanding fridge freezer, tiled splash back, tiled flooring.



FIRST FLOOR

Landing

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

Bedroom One

3.91m x 3.01m (12' 10" x 9' 11") Double glazed windows to front, radiator, fitted carpet.

Bedroom Two

3.2m x 3.01m (10' 6" x 9' 11") into built-in wardrobe, double glazed windows to rear, radiator, built-in wardrobes, built-in storage cupboard, fitted carpet.

Bedroom Three

2.79m x 2.58m (9' 2" x 8' 6") Double glazed windows to front, radiator, fitted carpet.

Bathroom

2.58m x 1.65m (8' 6" x 5' 5") Inset spotlights to ceiling, opaque double glazed windows to rear, P-shaped panelled bath with shower attachment, rainfall shower, low level flush WC, hand wash basin inset within base units, hand towel radiator, part tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 36ft - Immediate decking area, remainder laid to gravel.

Garage

7.35m x 2.39m (24' 1" x 7' 10") Metal up and over door to front, power and lighting.

Front Exterior

Paved driveway giving off street parking, raised gravel area.