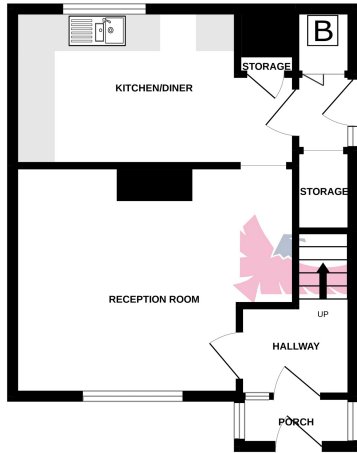
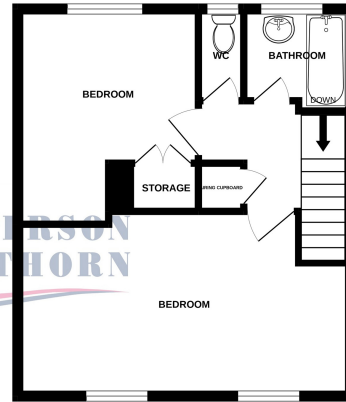


GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.




1ST FLOOR
370 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA: 754 sq.ft. (70.0 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
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		85
(69 to 80) C		
(55 to 68) D	60	
(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	

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.



Deveron Gardens, South Ockendon Guide Price £350,000

- TWO BEDROOMS SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- SIDE PLOT WITH POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)
- OVER LOOKING PLAYING FIELD TO FRONT
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO STATION, A13, M25 & LAKESIDE
- OFF STREET PARKING





GROUND FLOOR

Front Entrance

Via uPVC door, opening into:

Porch

Opaque windows to both sides, vinyl flooring, second front entrance via hardwood door opening into:

Hallway

Radiator, vinyl flooring, stairs to first floor.

Reception Room

4.63m x 3.78m (15' 2" x 12' 5"). Double glazed windows to front, radiator, laminate flooring.

Kitchen/Diner

4.63m x 2.54m (15' 2" x 8' 4"). Double glazed windows to rear, a range of matching wall and base units, laminated work surfaces, one and a half bowl inset sink & drainer with mixer tap, space for double cooker, extractor hood, space and plumbing for washing machine, breakfast bar area, radiator, tiled splash backs, vinyl flooring.

Rear Lobby

Large under stairs storage cupboard, additional built-in storage cupboard housing boiler with space for tumble dryer, uPVC door to side opening to side and rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling, double glazed windows to side, built-in airing cupboard, fitted carpet.

Bedroom One

5.45m x 3.03m (17' 11" x 9' 11"). Double glazed windows to front, radiator, fitted carpet.

Bedroom Two

3.52m > 2.56m (11' 7" > 8' 5") x 2.96m (9' 9"). Double glazed windows to rear, radiator, built-in storage cupboard, fitted carpet.

Bathroom

1.75m x 1.67m (max) (5' 9" x 5' 6"). Opaque double glazed window to rear paneled bath with shower attachment, hand wash basin, radiator, tiled walls, vinyl flooring.

WC

Low-level flush WC, radiator, part tiled walls, vinyl flooring.



EXTERIOR

Rear Garden

Approx. 60' wide (including side plot) x 30'. Part paved, part laid to lawn, decking area to rear, bark chippings to side, access to front via timber gate.

Detached Garage.

Constructed with corrugated metal.

Front Exterior

Hard standing driveway giving off street parking for two cars, front garden part paved, part laid to lawn.

