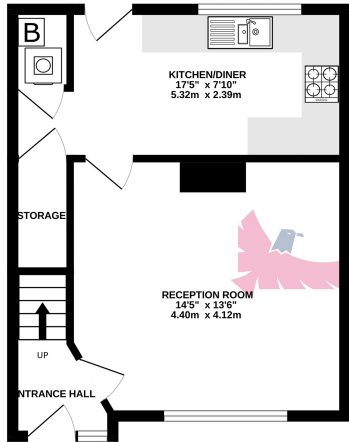
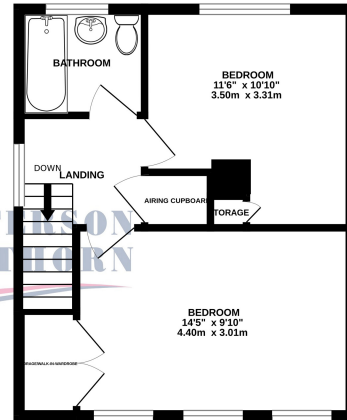


GROUND FLOOR  
373 sq.ft. (34.6 sq.m.) approx.




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



TOTAL FLOOR AREA: 742 sq.ft. (68.9 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 12/2024

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## Tamar Drive, South Ockendon

£365,000

- TWO BEDROOM END OF TERRACE HOUSE
- NO ONWARD CHAIN
- 100' WIDE REAR GARDEN INCLUDING 54' SIDE PLOT
- HUGE POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)
- GATED OFF STREET PARKING
- CLOSE TO AVELEY TOWN CENTRE
- EASY ACCESS TO RAINHAM & OCKENDON C2C STATIONS
- CLOSE TO A13 & M25



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 uPVC framed obscure double glazed single door opening into:

### **Entrance Hall**

Obscure double glazed window to front, radiator, fitted carpet, eye-level storage cupboard housing electricity meter and fuse box, stairs to first floor.

### **Reception Room**

4.27m x 4.11m (14' 0" x 13' 6") Double glazed windows to front, radiator, fitted carpet.

### **Kitchen / Diner**

5.32m x 2.39m (17' 5" x 7' 10") Inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, space for double cooker, space and plumbing for washing machine and dishwasher, space for freestanding fridge freezer, tiled splash backs, radiator, tiled flooring, built-in storage cupboard housing boiler with space for tumble dryer, additional under stairs storage cupboard, uPVC double glazed single door to rear opening to rear garden.



## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling with integral pull-down ladder leading to part boarded loft, double glazed windows to side, built in airing cupboard, fitted carpet.

### **Bedroom One**

4.36m x 3.14m (14' 4" x 10' 4") Three sets of double glazed windows to front, radiator, large built in storage cupboard/walk-in-wardrobe, fitted carpet,

### **Bedroom Two**

3.51m x 3.24m (11' 6" x 10' 8") (Max) Double glazed windows to rear, radiator, built in storage cupboard, fitted carpet.

### **Bathroom**

2.01m x 1.71m (6' 7" x 5' 7") Obscure double glazed windows to rear, panelled bath, shower, low-level flush WC, hand towel radiator, part tiled walls, vinyl flooring.



## **EXTERIOR**

### **Rear Garden (Irregular Shaped)**

Approximately 100' wide including side plot - Part hard standing and part laid to decorative pebbles, access to front via double timber gates.

### **Front Exterior**

Hard standing driveway in front of timber gates giving off street parking, front garden laid to decorative pebbles, side plot measuring approximately 54'.

