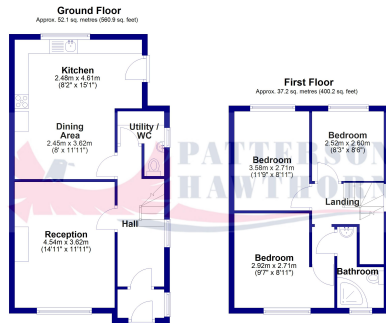
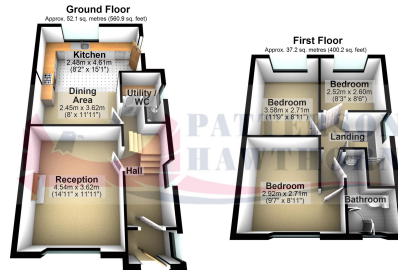




Total area: approx. 89.3 sq. metres (961.1 sq. feet)



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Church View, South Ockendon

£425,000

- EXTENDED THREE BEDROOM END OF TERRACE HOUSE
- NO ONWARD CHAIN
- EXCELLENT CONDITION
- THREE DOUBLE BEDROOMS
- 16' x 15' EXTENDED KITCHEN/DINER
- GROUND FLOOR WC/UTILITY ROOM
- MODERN FIRST FLOOR SHOWER ROOM
- 40' WELL MAINTAINED REAR GARDEN
- POTENTIAL OFF STREET PARKING
- EPC RATING D & COUNCIL TAX BAND C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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.



GROUND FLOOR

Front Entrance

Via uPVC door opening into porch; spotlights to ceiling, double glazed window to side, tiled flooring, second front entrance via uPVC door opening into:

Entrance Hall

Two inset spotlights to ceiling, understairs storage cupboard, double glazed windows to side, radiator, laminate flooring, stairs to first floor.

Reception Room

4.54m x 3.62m (14' 11" x 11' 11") Double glazed windows to front, feature gas fireplace, radiator, laminate flooring.

Kitchen / Diner

4.93m x 4.61m > 3.62m (16' 2" x 15' 1" > 11' 11"). Inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate worksurfaces, one and a half bowl inset sink and drainer with extendable mixer tap, space for Range Master cooker, space for freestanding American-style fridge freezer, integrated dishwasher, tiled splashbacks, radiator, tiled flooring, uPVC door to side opening to side and rear garden.

Utility Room / Ground Floor WC

Inset spotlights to ceiling, obscure double glazed windows to side, floating WC, hand wash basin, laminate worksurface with space and plumbing for washing machine under, part tiled walls, boiler, tiled flooring.



FIRST FLOOR

Landing

Loft hatch to ceiling, double glazed windows to side, laminate flooring.

Bedroom One

2.92m x 2.71m (9' 7" x 8' 11") Double glazed windows to front, radiator, fitted wardrobes with spotlights, laminate flooring.

Bedroom Two

3.58m x 2.71m (11' 9" x 8' 11") Double glazed windows to rear, radiator, laminate flooring.

Bedroom Three

Double glazed windows to rear, radiator, laminate flooring.

Shower Room

Obscure double glazed window to front, floating WC, hand wash basin set on base units, rainfall shower cubicle, chrome hand towel radiator, tiled walls, tiled flooring.



EXTERIOR

Rear Garden

Approximately 40'. Part paved and part laid to lawn, access to front via side paved pathway through timber gate.

Front Exterior

Fully paved giving potential off street parking.

