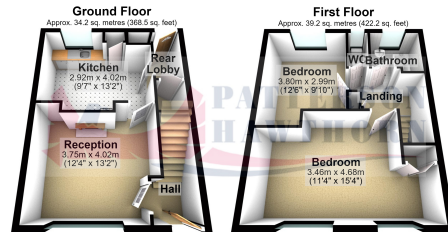


Total area: approx. 73.5 sq. metres (790.6 sq. feet)



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Dene Path, South Ockendon

£300,000

- TWO BEDROOM TERRACED HOUSE
- NO ONWARD CHAIN
- STANDARD BRICK CONSTRUCTION
- HUGE OPPORTUNITY TO REFURBISH/MODERNISE
- 15' x 11' MAIN BEDROOM
- 60' REAR GARDEN
- AMPLE RESIDENTS PARKING
- END OF CUL-DE-SAC LOCATION
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO STATION, BUSES, A13 & M25



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	72
(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 framed obscure double glazed door opening into:

Entrance Hall

Small storage cupboard housing fuse box and electricity meter, fitted carpet, stairs to first floor, access to:

Reception Room

4.02m x 3.75m (13' 2" x 12' 4") Double glazed windows to front, radiator, feature fireplace, fitted carpet.

Kitchen / Diner

4.02m x 2.92m (13' 2" x 9' 7") Double glazed windows to rear, a range of matching base units, laminate worksurfaces, inset sink and drainer, washing machine, radiator, built-in storage cupboard housing boiler, fitted carpet, access to:

Rear Lobby

Built-in storage cupboard with space for freestanding fridge freezer, large understairs storage cupboard, vinyl flooring, uPVC framed obscure double glazed door to rear opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling, airing cupboard, fitted carpet.

Bedroom One

4.68m x 3.46m (15' 4" x 11' 4") Double glazed windows to front, built-in over stairs storage cupboard, fitted carpet.

Bedroom Two

3.80m x 2.99m (12' 6" x 9' 10") Double glazed windows to rear, built-in storage cupboards, radiator, fitted carpet.

Bathroom

Obscure double glazed windows to rear, panelled bath, shower, hand wash basin, radiator, part tiled walls, vinyl flooring.

Separate WC

Obscure windows to rear, low level flush WC, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 60' Mostly laid to lawn with hardstanding patio and pathway, shed and greenhouse to rear, access to front via timber gate through shared walkway.

Front Garden

Hardstanding with bush and plant borders.