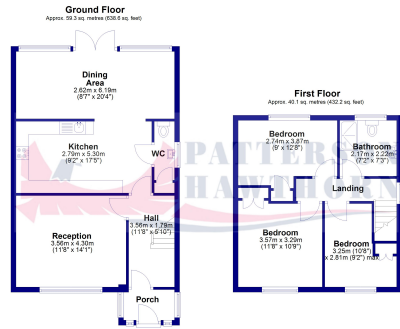
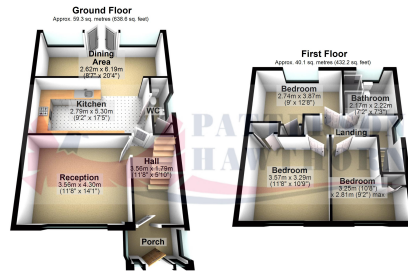




Total area: approx. 99.5 sq. metres (1070.7 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(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.

Easington Way, South Ockendon

Guide Price £425,000

- EXTENDED THREE BEDROOM SEMI DETACHED HOUSE
- FULL BACK-TO-BRICK REFURB.
- VERY HIGH SPECIFICATION
- MODERN, CONTEMPORARY INTERIOR DESIGN
- TWO RECEPTION ROOMS
- GROUND FLOOR WC & STYLISH FIRST FLOOR SHOWER ROOM
- 17' KITCHEN/DINER WITH NEFF INTEGRATED APPLIANCES & GRANITE WORKTOPS
- EPC RATING C & COUNCIL TAX BAND B





GROUND FLOOR

Front Entrance

Via uPVC door opening into porch, double glazed windows to front and both sides, luxury vinyl flooring, second front entrance of via hardwood door opening into:

Entrance Hall

Double glazed windows with modern integral shutter blinds to side, inset spotlights to ceiling, radiator, eye-level storage cupboard housing fuse box, understairs storage cupboards, luxury vinyl flooring, stairs to first floor, access to accommodation.

Reception Room One

4.31m x 3.57m (14' 2" x 11' 9") Inset spotlights to ceiling, double glazed windows with modern integral shutter blinds to front, modern vertical chrome radiator, luxury vinyl flooring.

Kitchen / Diner

5.32m x 2.79m (17' 5" x 9' 2") Inset spotlights to ceiling, a range of matching wall and base units, granite worksurfaces, double inset sink with granite drainer and mixer tap, two integrated Neff ovens, integrated Neff microwave, five burner gas hob, extractor hood, space and plumbing for washing machine, integrated dishwasher, space and plumbing for American-style fridge freezer, granite splashbacks, luxury vinyl flooring.

Ground Floor WC

2.18m x 0.85m (7' 2" x 2' 9") Obscure double glazed windows to side, low-level flush WC, hand wash basin set on base units, built-in storage cupboard housing boiler with space for tumble dryer, chrome hand towel radiator, part tiled walls, luxury vinyl flooring.



Reception Room Two

5.3m x 2.63m (17' 5" x 8' 8") Double glazed windows to rear, inset spotlights to ceiling, modern mirrored vertical radiator, built-in storage cupboards, luxury vinyl flooring, uPVC framed double glazed French doors to rear opening to rear garden.

FIRST FLOOR

Landing

Double glazed windows with modern integral shutter blinds to side, inset spotlights to ceiling, fitted carpet.

Bedroom One

3.57m x 3.29m (11' 9" x 10' 10") Double glazed windows with modern interior shut blinds to front, radiator, feature timber panelled wall, fitted wardrobes and drawer units, fitted carpet.

Bedroom Two

3.58m x 2.78m (11' 9" x 9' 1") > 1.83m (6' 0") Double glazed windows with modern integral shutter blinds to front, radiator, inset spotlights to ceiling, loft hatch to ceiling with integral pull-down ladder leading to boarded loft with lighting, fitted carpet.

Bedroom Three

3.86m x 2.74m (12' 8" x 9' 0") > 2.16m (7' 1") Double glazed windows with modern integral shutter blinds to rear, radiator, built-in storage cupboards, fitted carpet.

Shower Room

2.32m x 2.12m (7' 7" x 6' 11") Inset spotlights to ceiling, obscure double glazed windows to rear, low level flush WC, hand wash basin set on units, built-in base-level storage unit, rainfall shower cubicle, modern black hand towel radiator, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 36' Part paved and part laid to artificial grass. decorative raised pebble area, feature surrounding wall, access to front via timber gate.

Front Exterior

Fully paved giving off street parking for two cars.