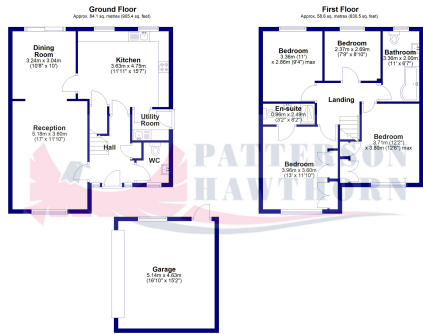


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	100	100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Medlar Drive, South Ockendon

Guide Price £600,000

- FOUR LARGE BEDROOM DETACHED HOUSE
- RARE OPPORTUNITY IN PRIME BRANDON GROVES LOCATION
- EXCLUSIVE OPEN FIELD FRONTAGE
- 16' x 15' DETACHED, INSULATED DOUBLE GARAGE
- 2024 INSTALLED FRONT & REAR SOLAR PANELS PAYING £1030 IN 2025
- 2021 NEW BOILER
- GROUND FLOOR WC & UTILITY ROOM



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 hardwood door opening into:

Entrance Hall

Obscure double glazed windows to front, radiator, tiled flooring, stairs to first floor, built-in storage cupboard, access to accommodation.

Reception Room One

5.18m x 3.6m (17' 0" x 11' 10"). Double glazed windows to front, log burner with tiled hearth, radiator to front, parquet effect laminate flooring.

Reception Room Two / Dining Room

3.24m x 3.04m (10' 8" x 10' 0"). Double glazed sliding doors to rear opening to rear garden, radiator, parque effect laminate flooring.

Kitchen / Diner

4.75m x 3.63m (15' 7" x 11' 11"). Double glazed windows to rear, spotlights to ceiling, a range of matching wall and base units, laminate worksurfaces, one and a half bowl inset sink and drainer with mixer tap, five burner gas hob, extractor hood, integrated Bosch double oven, integrated dishwasher, laminate splashbacks, large understairs storage cupboard, radiator, tiled flooring.

Utility Room

A pair of wall units, one base unit under laminate worksurface with inset sink and drainer & mixer tap, space and plumbing for washing machine, built-in shelving unit, radiator, tiled flooring, hardwood door to side opening to side and rear garden.

Ground Floor WC

1.81m x 1.56m (5' 11" x 5' 1") > 1.04m (3' 5") Obscure port hole double glazed window to front, low-level flush WC, hand wash basin with mixer tap set on base unit with tiled splashback, part tiled walls, chrome hand towel radiator, tiled flooring.



FIRST FLOOR

Landing

Loft hatch to ceiling with integral pull-down ladder leading to boarded loft with lighting, loft housing water tank and Combi-boiler, fitted carpet.

Bedroom One

3.96m x 3.6m (13' 0" x 11' 10"). Double glazed windows to front, radiator, fitted wardrobes, fitted carpet, access to:

Ensuite Shower Room

2.49m x 0.96m (8' 2" x 3' 2"). Obscure double glazed window to side, low level flush WC, hand wash basin set on drawer units, integral rainfall shower cubicle, chrome radiator with additional hand towel rails, laminate flooring.

Bedroom Two

3.8m (max) x 3.71m (12' 6" x 12' 2"). Double glazed windows to front, large built-in storage cupboard, fitted wardrobes, radiator, fitted carpet.

Bedroom Three

3.36m x 2.86m (max) (11' 0" x 9' 5"). Double glazed windows to rear, radiator, fitted carpet.

Bedroom Four

2.69m x 2.37m (8' 10" x 7' 9"). Double glazed windows to rear, radiator, fitted carpet.

Bathroom

3.36m x 2m (11' 0" x 6' 7"). Inset spotlights to ceiling, obscure double glazed windows to rear, low level flush WC, hand wash basin set on drawer unit, P-shaped panelled bath, integral rainfall shower, chrome hand towel radiator with additional towel rails, part tiled walls, laminate flooring.

EXTERIOR

Rear Garden

Approximately 44'. Immediate porcelain tiled patio, fixed timber pergola, various bush and plant borders, circular laid lawn area to centre with tiled perimeter, large plastic shed (to remain), access to front via timber gate.

Front Exterior

Approximately 30' Wide with porcelain tiled patio.

Double Detached Garage

5.14m x 4.63m (16' 10" x 15' 2") (including insulation). Double metal up and over door to front (currently boarded on interior with stud wall, easily removed), double hardstanding driveway in front of garage giving off street parking for two cars.