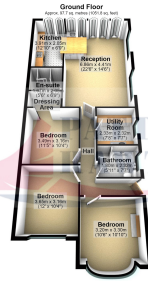


Total area: approx. 97.7 sq. metres (1051.8 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	74
(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.

Toplands Avenue, South Ockendon

Guide Price £475,000

- THREE BEDROOM SEMI DETACHED BUNGALOW
- NO ONWARD CHAIN
- EXTENDED & REFURBISHED
- EXCEPTIONALLY HIGH SPECIFICATION THROUGHOUT
- 22' RECEPTION ROOM WITH TRI-FOLDING DOORS
- CONTEMPORARY KITCHEN WITH STONE WORKTOPS & ISLAND
- STYLISH ENSUITE SHOWER ROOM TO BEDROOM ONE
- SEPARATE MODERN BATHROOM & UTILITY ROOM
- ENGINEERED OAK FLOORING & MODERN INTEGRAL SHUTTER BLINDS
- 60' LANDSCAPED REAR GARDEN & PORCELAIN TILED FRONTAGE WITH PARKING SECURITY POSTS





GROUND FLOOR

Side Entrance

Via composite door opening into:

Entrance Hall

Loft hatch and inset spotlights to ceiling, gunmetal grey vertical radiator, engineered oak flooring, access to accommodation.

Reception Room

6.86m x 4.41m (22' 6" x 14' 6") Inset spotlights to ceiling, double glazed windows to side, two gunmetal grey radiators, engineered oak flooring, uPVC framed double glazed tri-folding doors with integral shutter blinds to rear, engineered oak flooring.

Kitchen

3.91m x 2.05m (12' 10" x 6' 9") Inset spotlights to ceiling, a range of matching wall and base units, stone worksurfaces, five ring induction hob, extractor hood, integrated double oven, American style fridge freezer with plumbing, kitchen island with stone worktop, inset sink with mixer tap over one base unit and integrated dishwasher, breakfast bar area.

Bedroom One

3.49m x 3.16m (11' 5" x 10' 4") Inset spotlights to ceiling, remote controlled skylight window with remote control black out shutter blind, gunmetal grey vertical radiator, engineered oak flooring, additional dressing area with access to:



Ensuite Shower Room

2.05m x 1.67m (6' 9" x 5' 6") Low-level flush WC, hand wash basin, integral rainfall shower cubicle with seating area, black hand towel radiator, tiled walls, tiled flooring.

Bedroom Two

3.65m x 3.16m (12' 0" x 10' 4") Inset spotlights to ceiling, double glazed windows with modern integral shutter blinds to front, gunmetal grey vertical radiator, engineered oak flooring.

Bedroom Three (Currently used as Reception Room)

3.30m x 3.20m (10' 10" x 10' 6") Double glazed bay windows with modern integral shutter blinds to front, fireplace with log burner, gunmetal grey vertical radiator, engineered oak flooring.

Bathroom

2.32m x 1.80m (7' 7" x 5' 11") Spotlights to ceiling, obscure double glazed windows to side, low-level flush WC, hand wash basin set on base unit, modern roll-top freestanding bath with shower attachment, separate shower cubicle, tiled walls, chrome hand towel radiator, porcelain tiled flooring.

Utility Room

2.33m x 2.32m (7' 8" x 7' 7") Spotlight bar to ceiling, double glazed window to side, a range of matching wall and base units, laminate worksurfaces, inset sink and drainer with mixer tap, boiler, space for fridge, space and plumbing for washing machine, space for tumble dryer, tiled walls, engineered oak flooring.

EXTERIOR

Rear Garden

Approximately 60' Part laid to lawn and part laid to porcelain tiles, raised brick border to rear, decorative rock border to side, access to front via metal gate.

Front Exterior

Fully paved with porcelain tiles giving off street parking for three cars, metal security parking posts.