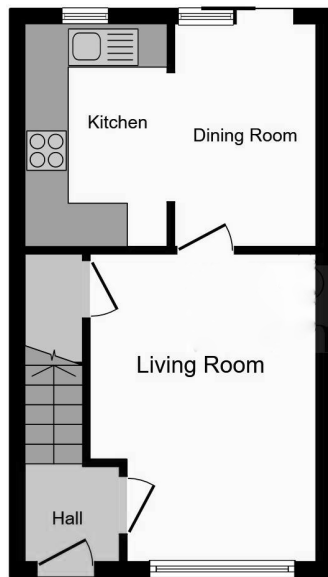
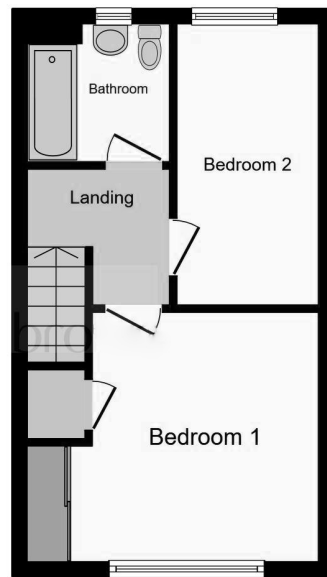



Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

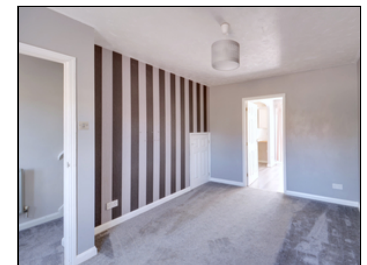
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	70	79
(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.


Holly Drive, South Ockendon
Guide Price £325,000

- TWO BEDROOM TERRACED HOUSE
- NO ONWARD CHAIN
- HIGHLY SOUGHT AFTER BRANDON GROVES LOCATION
- TWO RECEPTION ROOMS
- 40' LANDSCAPED REAR GARDEN
- POTENTIAL TO EXTEND, LIKE NEIGHBOURS (SUBJECT TO PLANNING)
- OFF STREET PARKING
- OPEN FIELD FRONT VIEW
- IDEAL FIRST TIME BUY





GROUND FLOOR

Front Entrance

Via hardwood door opening into:

Entrance Hall

Radiator, fitted carpet, stairs to first floor, access to accommodation.

Reception Room

4.3m x 3.01m (14' 1" x 9' 11") Double glazed windows to front, understairs storage cupboard, radiator, fitted carpet.

Dining Room

2.97m x 2.09m (9' 9" x 6' 10") Radiator, laminate flooring, uPVC framed double glazed French doors to rear opening to rear garden.

Kitchen

2.97m x 1.81m (9' 9" x 5' 11") Double glazed window to rear, a range of matching wall and base units, laminate worksurfaces, inset sink and drainer with mixer tap, integrated oven, four burner gas hob, extractor hood, space and plumbing for appliance, space for freestanding fridge freezer, tiled splashbacks, laminate flooring.



FIRST FLOOR

Landing

Loft hatch to ceiling, fitted carpet.

Bedroom One

4.0m (Into fitted wardrobes) x 3.46m (13' 1" x 11' 4") Double glazed windows to front, radiator, fitted wardrobes with sliding mirrored doors, built-in storage cupboard housing water tank, fitted carpet.

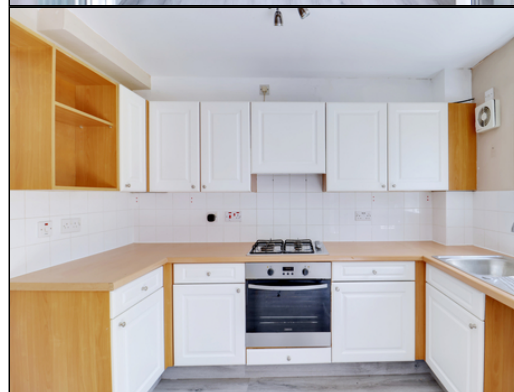


Bedroom Two

3.88m x 2.01m (12' 9" x 6' 7") > 1.94m (6' 4") Double glazed windows to rear, radiator, fitted carpet.

Shower Room

1.96m x 1.91m (6' 5" x 6' 3") Obscure double glazed windows to rear, low level flush WC, hand wash basin set on drawer units, rainfall shower cubicle, chrome hand towel radiator, vinyl flooring.



EXTERIOR

Rear Garden

Approximately 40' Part paved and part laid to artificial grass.

Front Exterior

Hardstanding giving off street parking.

