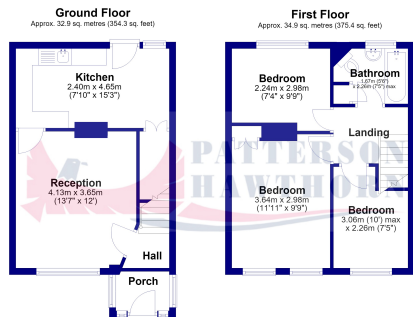
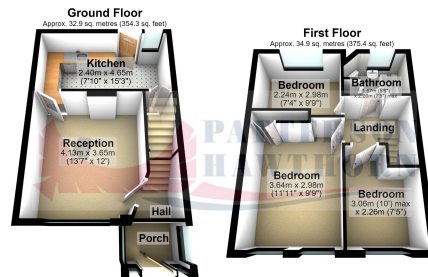




Total area: approx. 67.8 sq. metres (729.8 sq. feet)



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Anton Road, South Ockendon

Offers in Excess of £325,000

- THREE BEDROOM TERRACED HOUSE
- NO ONWARD CHAIN
- HUGE OPPORTUNITY TO REFURBISH & MODERNISE
- 48' REAR GARDEN
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING)
- CUL-DE-SAC LOCATION
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- APPROX. 1 MILE TO OCKENDON C2C STATION
- EASY ACCESS TO BUSES, A13 & M25



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	70	
(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.



GROUND FLOOR

Front Entrance

Via hardwood door opening into Porch; windows to front and both sides, tiled flooring, second front entrance via aluminium framed door opening into:

Entrance Hall

Obscure double glazed windows to front, eye-level storage cupboard housing electricity meter and fuse box, radiator, stairs to first floor, access to:

Reception Room

3.65m x 3.0m (12' 0" x 9' 10") Double glazed windows to front, radiator, laminate flooring.

Kitchen / Diner

4.65m x 2.4m (15' 3" x 7' 10") Double glazed windows to rear, a range of matching wall and base units, laminate worksurfaces, inset sink and drainer, washing machine, dishwasher, cooker, boiler, part tiled walls, large understairs storage cupboard, vinyl flooring, aluminium framed double glazed door to rear opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling, airing cupboard.

Bedroom One

3.83m x 2.99m (12' 7" x 9' 10") Double glazed windows to front, radiator, built in storage cupboards.



Bedroom Two

2.99m x 2.25m (9' 10" x 7' 5") Double glazed windows to rear, radiator.

Bedroom Three

3.06m (Max) x 2.26m (10' 0" x 7' 5") Double glazed windows to front, radiator.

Bathroom

2.26m x 1.69m (7' 5" x 5' 7") Obscure double glazed windows to rear, panelled bath, hand wash basin, low level flush WC, radiator, part tiled walls, vinyl flooring.



EXTERIOR

Rear Garden

Approximately 48' Part hardstanding and part laid to lawn, timber shed, access to front via timber gate through shared walkway.



Front Exterior

Paved front garden.