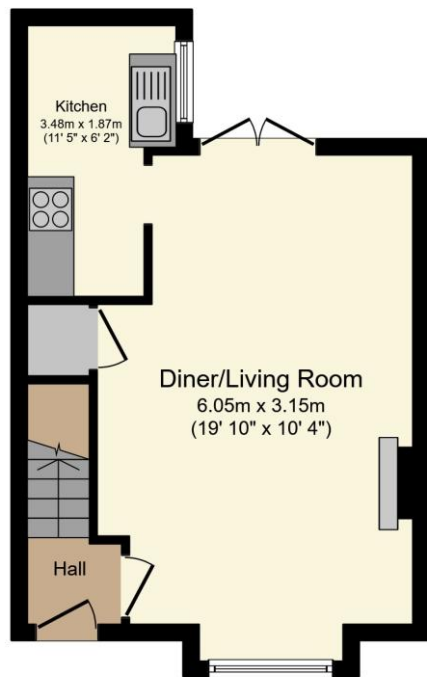
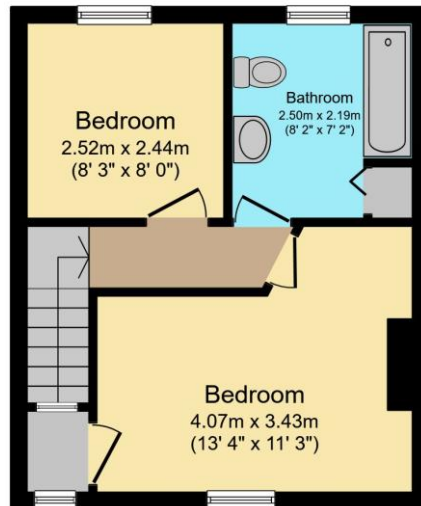




Ground Floor



First Floor

Total floor area 64.0 sq. m. (689 sq. ft.) approx

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). Plan produced for Purple Bricks. Powered by www.focalagent.com

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		86
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

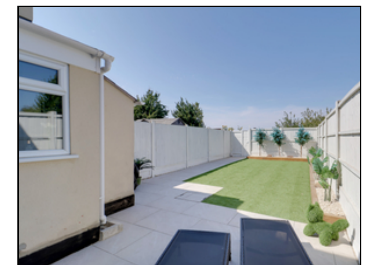
Appointments to view and offers to purchase must be made through Patterson Hawthorn. These particulars are produced for guidance only and do not form any part of an offer or Contract. These particulars, whilst believed to be accurate are to be used for guidance only and do not constitute any part of 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.



West Road, South Ockendon

£350,000

- TWO BEDROOM END OF TERRACE HOUSE
- NO ONWARD CHAIN
- SHOW HOME CONDITION & IMMACULATLY PRESENTED
- 19' BAY FRONTED DOUBLE RECEPTION ROOM
- 2026 RE-FITTED KITCHEN, APPLIANCES NEVER USED
- 40' 2026 LANDSCAPED REAR GARDEN WITH REAR ACCESS (ALSO NEVER USED)
- OFF STREET PARKING TO REAR
- LARGE STORAGE OR OFFICE AREA TO BEDROOM ONE
- ONLY 0.1 MILES/ 2 MIN. WALK TO OCKENDON C2C STATION





GROUND FLOOR

Front Entrance

Via composite door opening into:

Entrance Hall

Radiator, laminate flooring, stairs to first floor, access to:

Double Reception Room

6.05m x 3.15m (19' 10" x 10' 4"). Double glazed bay windows to front, two radiators, laminate flooring, feature fireplace, two understairs storage cupboards, uPVC framed double glazed French doors to rear opening to rear garden.

Kitchen

3.48m x 1.87m (11' 5" x 6' 2"). Double glazed windows to side, a range of integrated handled matching wall and base units, laminate worksurfaces, inset sink and drainer with brushed gold mixer tap, integrated & microwave, four burner gas hob, extractor hood, integrated fridge & freezer, space and plumbing for appliance, laminate splashbacks, laminate flooring.



FIRST FLOOR

Landing

Loft hatch to ceiling, fitted carpet.

Bedroom One

4.07m x 3.43m (13' 4" x 11' 3"). Double glazed windows to front, radiator, fitted carpet, large built-in storage cupboard (currently used as office/study).



Bedroom Two

2.52m x 2.44m (8' 3" x 8' 0"). Double glazed windows to rear, radiator, fitted carpet.

Bathroom

2.5m x 2.19m (8' 2" x 7' 2"). Inset spotlights to ceiling, obscure double glazed windows to rear, panelled bath with shower, low-level flush WC, hand wash basin set on storage units, radiator, built-in storage cupboard, tiled walls, laminate flooring.



EXTERIOR

Rear Garden

Approximately 40'. Part laid to porcelain tiles and part laid to artificial grass with raised flowerbed borders, attached built-in storage shed, access to rear via timber gate, off street parking to rear.



Front Exterior

Paved front garden.