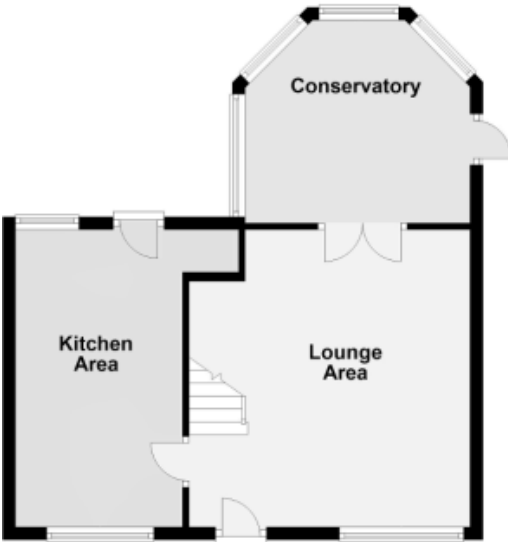
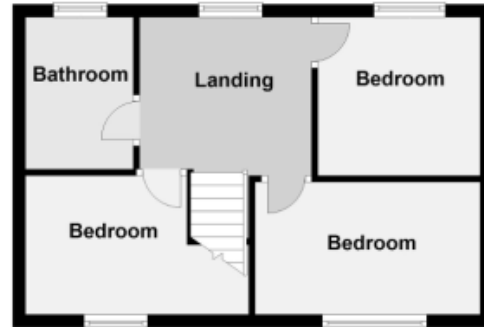



Ground Floor




First Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D	62	73
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D	60	72
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

**Danbury Crescent, South
Ockendon
Offers in Region of £335,000**

- THREE BEDROOMS
- LINK DETACHED HOUSE
- IMMACULATE THROUGHOUT
- CONSERVATORY
- GARAGE
- POPULAR LOCATION
- OFF STREET PARKING



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 composite door opening into:

Lounge / Diner

4.67m x 3.98m (15' 4" x 13' 1") > 3.42m (11' 3") Double glazed windows to front, electric fireplace, radiator, wood grain effect laminate flooring, French doors opening into conservatory, stairs to first floor.

Conservatory

3.5m x 3.15m (11' 6" x 10' 4") Double glazed windows throughout, radiator, wood grain effect laminate flooring, French doors to side leading to rear garden.

Kitchen

4.67m x 2.87m (15' 4" x 9' 5") Inset spotlights to ceiling, double glazed windows to front and rear, radiator, range of matching wall and base units, oak work surfaces, inset butler sink and drainer with extendable chrome mixer tap, integrated oven, four ringed gas hob, extractor hood, space for American style fridge freezer, space for tumble dryer, integrated dishwasher, integrated washing machine, under-stairs storage cupboard housing fuse box and electricity meter, tiled splash backs, wood grain effect laminate flooring, rear door opening to garden.



FIRST FLOOR

Landing

Loft hatch to ceiling, double glazed window to rear, radiator, fitted carpet.

Bedroom One

3.27m > 2.86m (10' 9" > 9' 5") x 2.91m (9' 7") Double glazed windows to front, radiator, fitted carpet.

Bedroom Two

2.96m x 2.43m (9' 9" x 8' 0") Double glazed windows to front, radiator, fitted wardrobes, built in storage cupboard, fitted carpet.

Bedroom Three

2.2m x 2.06m (7' 3" x 6' 9") Double glazed windows to rear, radiator, wood grain effect laminate flooring.

Bathroom

Opaque double glazed windows to rear, low level flush WC, hand wash basin, panelled bath with shower, radiator, tiled splash backs, tiled flooring.

EXTERIOR

Rear Garden

Approximately 42ft - Immediate patio area, raised decking area to side rear, timber shed, remainder laid to lawn, access to front via timber gate, garage to side.

Garage

Up and over door (currently enclosed by a stud wall that can be removed) power and lighting,

Front Exterior

Gravelled front with hard standing driveway in front of garage for off street parking.