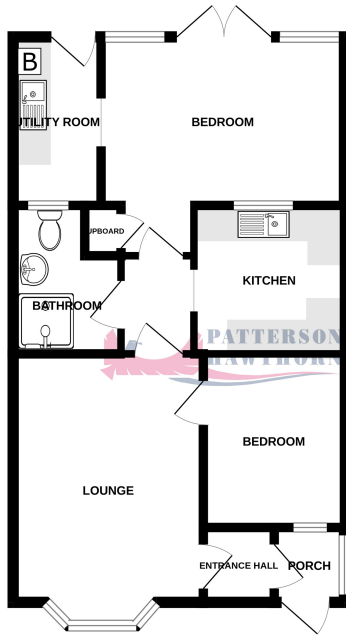


GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA: 517 sq.ft. (48.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, heights and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	51	
(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.



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Daiglen Drive, South Ockendon £280,000

- TWO BEDROOM TERRACED BUNGALOW
- EXTENDED TO REAR
- GOOD CONDITION THROUGHOUT
- RE-FITTED WET ROOM
- UTILITY ROOM
- FRONT & REAR GARDENS
- VERY RARE OPPORTUNITY
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- APPROX 0.8 MILES TO OCKENDON C2C STATION



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GROUND FLOOR

Front Entrance

Via uPVC door opening into porch, obscure double glazed window to side, tiled flooring, second front entrance via uPVC door opening into:

Entrance Hall

Eye-level storage cupboard housing fuse box and electric meter, tiled flooring, hardwood door opening into:

Reception Room

4.54m x 3.03m (14' 11" x 9' 11") Double glazed bay windows to front, feature electric fireplace, radiator, tiled flooring.

Bedroom Two

2.75m x 2.22m (9' 0" x 7' 3") Double glazed window to front, radiator, built-in storage and shelving units, fitted carpet.

Kitchen

2.42m x 2.37m (7' 11" x 7' 9") Inset spotlights to ceiling, double glazed window to rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, space for cooker, space and plumbing for dishwasher, space for freestanding fridge freezer, tiled walls, tiled flooring.



Wet Room

2.34m x 1.7m (7' 8" x 5' 7") (Max) Obscure double glazed window to rear, inset spotlights to ceiling, low level flush WC, hand wash basin, mobility shower, nonslip vinyl flooring.

Bedroom One

3.0m x 2.88m (9' 10" x 9' 5") Double glazed windows to rear, spotlights to ceiling, uPVC framed double doors to rear opening to rear garden, vinyl flooring.



Utility Room

2.81m x 1.44m (9' 3" x 4' 9") Inset spotlights to ceiling, a range of base units under laminate work surface, inset sink and drainer, space and plumbing for washing machine, space for tumble dryer, boiler, tiled walls, tiled flooring, uPVC door to rear opening to rear garden.

EXTERIOR

Rear Garden

Approximately 21' x 20' Fully paved, timber shed, flowerbed border, access to front via timber gate through shared walkway.



Front Garden

Approximately 18' x 14' Fully paved, timber gates to front.

