

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metaphor ©2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

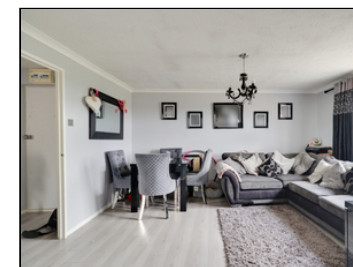
Appointments to view and offers to purchase must be made through Patterson Hawthorn. These particulars are produced for guidance only and do not form any part of an offer or Contract. These particulars, whilst believed to be accurate are to be used for guidance only and do not constitute any part of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



## Danbury Crescent, South Ockendon

### GUIDE PRICE £180,000

- TWO BEDROOMS TOP FLOOR FLAT
- NO ONWARD CHAIN
- POPULAR DEVELOPMENT
- AMPLE COMMUNAL PARKING
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO BUSES, MAJOR ROADS & OCKENDON C2C STATION
- IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY
- GUIDE PRICE £180,000 TO £190,000
- NEW DOUBLE GLAZING







## GROUND FLOOR

### Communal Entrance

Via security phone entry system, stairs to second floor.

## SECOND FLOOR

### Front Entrance

Via hardwood door opening into:

### Hallway

Wall mounted security entrance phone, loft hatch to ceiling, built in storage cupboard housing water tank, laminate flooring.

### Reception Room

4.37m x 4.32m (14' 4" x 14' 2") > 3.69m (12' 1") Double glazed windows to rear, laminate flooring.



### Kitchen

2.73m x 2.39m (8' 11" x 7' 10") double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer, integrated oven, four ring electric hob, space and plumbing for washing machine, space for freestanding fridge freezer, tiled splash backs, hardwood flooring.



### Bedroom One

3.53m x 2.77m (11' 7" x 9' 1") Double glazed windows to front, laminate flooring.

### Bedroom Two

3.21m x 2.14m (10' 6" x 7' 0") Double glazed window to front, laminate flooring.



### Bathroom

2.39m x 1.71m (7' 10" x 5' 7") double glazed opaque window to side, low level flush WC, hand wash basin, panelled bath with shower attachment, separate electric shower, tiled walls, tiled flooring.

### Exterior

### Front Exterior

Communal gardens & parking.

