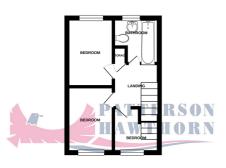
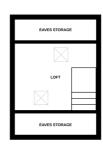
GROUND FLOOR 210 sq. ft. (19.5 sq. m.) approx. 1ST FLOOR 175 sq. ft. (16.2 sq. m.) approx. 2ND FLOOR 146 sq. ft. (13.5 sq. m.) approx







TOTAL FLOOR AREA: 531 sq. ft. (49.3 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorpian contained here, measurement of doors, windows, rooms and any other times are approximate and no responsiblely is laken for any encountries to state for expossible is laken for any encountries to state for expossible is laken for any encountries. The sprace, spraces and applicances shown have not been tested and no guarant.

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 £325,000

- THREE BEDROOMS
- MID TERRACE HOUSE
- ADDITIONAL LOFT ROOM
- CONSERVATORY
- DETACHED GARDEN OUTBUILDING
- POTENTIAL OFF STREET PARKING
- WITHIN A MILE OF STATION
- EXCELLENT FTB/INVESTMENT





GROUND FLOOR

Front Entrance

Via composite door into:

Hallway

Radiator, grey wood grain effect laminate flooring, stairs to first floor.

Lounge

4.13m x 3.65m (13' 7" x 12' 0") Double glazed windows to front, radiator, grey wood grain effect laminate flooring.

Kitchen

 $4.68 \text{m} \times 2.39 \text{m} (15' 4" \times 7' 10")$ Double glazed windows to rear opening into conservatory, range of matching wall and base units, laminate work surfaces, oval inset sink and drainer with chrome mixer tap, integrated oven, four ringed gas hob, breakfast bar area, space for free standing American style fridge freezer, large under-stairs storage cupboard, tiled splash backs, tiled flooring.

Conservatory

 $3.46m \times 2.73m (11' 4" \times 8' 11")$ Double glazed windows throughout, uPVC framed patio doors opening to rear garden.

FIRST FLOOR

Landing

Built in storage cupboard, fitted carpet





Bedroom One

 $4.0m \times 2.96m (13' 1" \times 9' 9")$ Double glazed windows to front, radiator, wood grain effect laminate flooring.

Bedroom Two

2.97m x 2.59m (9' 9" x 8' 6") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

3.16m x 2.28m (10' 4" x 7' 6") Double glazed windows to front, radiator, wood grain effect laminate flooring, stairs to second floor.

Bathroom

Comprising panelled bath, shower, low level flush WC, hand wash basin, opaque double glazed window to side, tiled walls, tiled flooring.

SECOND FLOOR

Loft Room

5.3m x 2.59m (17' 5" x 8' 6") Skylight windows to front and rear ceiling, inset spotlights to ceiling, storage in eaves, electric heater to side, wood grain effect laminate flooring.

EXTERIOR

Rear Garden

Approximately 53ft - Immediate patio area, patio area to rear, remainder laid to lawn, detached outbuilding to rear.

Detached Outbuilding

 $4.02 \text{m} \times 3.45 \text{m} (13' 2" \times 11' 4")$ Inset spotlights to ceiling, wood grain effect laminate flooring, uPVC framed patio doors to front.

Front Entrance

Mostly gravelled for potential multiple-vehicle off street parking.