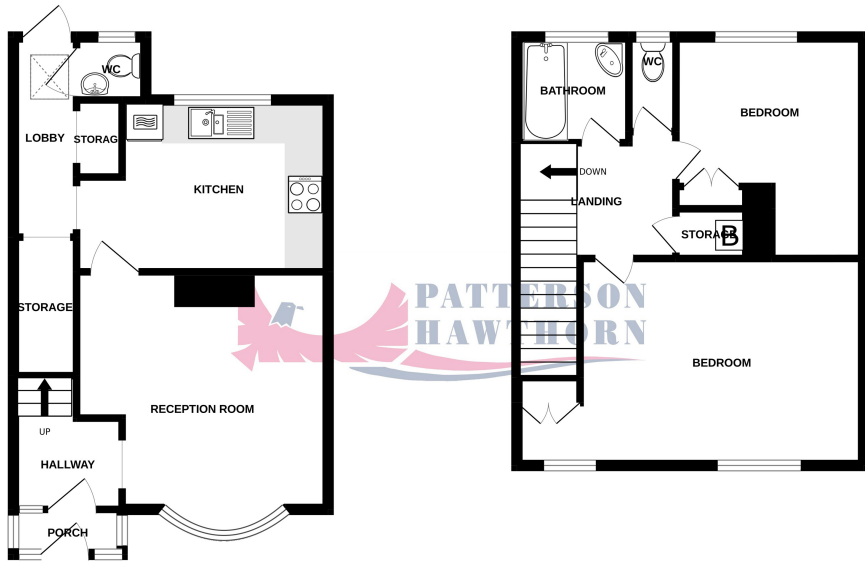


GROUND FLOOR
385 sq.ft. (35.8 sq.m.) approx.

1ST FLOOR
399 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 784 sq.ft. (72.8 sq.m.) approx.

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 here have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Mentrax 12/2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Daiglen Drive, South Ockendon Guide Price £350,000

- TWO BEDROOMS TERRACED HOUSE
- NO ONWARD CHAIN
- MAINTAINED & PRESENTED TO A HIGH STANDARD THROUGHOUT
- REAR EXTENSION GIVING REAR LOBBY & GROUND FLOOR WC
- 2022 LANDSCAPED REAR GARDEN & 14' TIMBER SHED
- LUXURY TIMBER OUTBUILDING WITH KITCHENETTE & AIR CONDITIONING
- SOUGHT AFTER LOCATION CLOSE TO SHOPS, AMENITIES & SCHOOLS



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GROUND FLOOR

Front Entrance

via uPVC door opening to porch, opaque double glazed windows to front and side, tiled flooring, second front entrance via hardwood framed door opening into:

Hallway

Small eye-level storage cupboard housing electricity meter, radiator, laminate flooring, stairs to first floor.

Reception Room

3.99m x 3.77m (13' 1" x 12' 4") Inset spotlights to ceiling, double glazed bay windows to front, gunmetal grey vertical radiator to front, feature chimney breast with base level spotlight, laminate flooring.

Kitchen / Diner

3.97m x 2.54m (13' 0" x 8' 4") Spotlight bar to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with chrome mixer tap, four ringed electric hob, extractor hood, integrated oven, space for microwave, space and plumbing for washing machine, tiled splash backs, tiled flooring.

Extended Rear Lobby

3.18m x 0.91m (10' 5" x 3' 0") Inset spotlights to ceiling, skylight window to rear ceiling, space for freestanding fridge freezer, large under-stairs storage cupboard, tiled flooring, radiator, uPVC door to rear opening to rear garden.

Ground Floor WC

Inset spotlights to ceiling, opaque double glazed window to rear, low-level flush WC, hand wash basin, tiled flooring.



FIRST FLOOR

Landing

Loft hatch to ceiling leading to part boarded loft, inset spotlights to ceiling, built-in storage cupboard housing boiler and water tank, fitted carpet.

Bedroom One

5.65m x 3.27m (18' 6" x 10' 9") Inset spotlights to ceiling, double glazed windows to front, two radiators, built-in over stairs storage cupboard, fitted carpet.

Bedroom Two

3.52m x 2.54m (11' 7" x 8' 4") x 2.97m (9' 9") Inset spotlights to ceiling, double glazed windows to rear, radiator, built-in storage cupboard, fitted carpet.

Bathroom

1.78m x 1.67m (5' 10" x 5' 6") Opaque double glazed windows to rear, inset spotlights to ceiling, corner hand wash basin with mixer tap, panelled bath with LED lights in base, shower, chrome hand towel radiator, light up mirror to remain, part tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 34'. Part laid to patio, part laid to artificial grass, access to front via timber gate through shared walkway.

Detached Timber Outbuilding

4.72m x 2.74m (15' 6" x 9' 0") Kitchenette area; a range of integrated handled base and drawer units, inset sink with extendable mixer tap, laminate work surfaces, double glazed windows and hardwood framed door to front, laminate flooring throughout, spotlight bar to ceiling, air-conditioning unit, window and door blinds, four double power sockets.

Detached Timber Shed

4.51m x 1.61m (14' 10" x 5' 3").

Front Garden

Fully paved with gated brick surround.