

TOTAL FLOOR AREA: 1296 sq.ft. (120.4 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.
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Danbury Crescent, South Ockendon Guide Price £425,000

- THREE BEDROOM END OF TERRACE HOUSE
- EXTENDED TO REAR
- VERY HIGH SPECIFICATION THROUGHOUT
- 21' FIRST RECEPTION ROOM
- MODERN DESIGN RE-FITTED KITCHEN & BATHROOM
- GROUND FLOOR WC
- 19' DETACHED OUTBUILDING WITH WIRED INTERNET
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO STATION & MAJOR ROADS



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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GROUND FLOOR

Front Entrance

Via uPVC door opening into:

Hallway

Base level storage cupboard housing electricity meter and fuse box, eye-level storage cupboard, radiator, laminate flooring.

Ground Floor WC

.9 m x 1.12 m Motion detector inset spotlights to ceiling, obscure double glazed windows to front, low level flush WC, large hand wash basin over a range of base and drawer units, chrome hand towel radiator, laminate flooring.

Kitchen

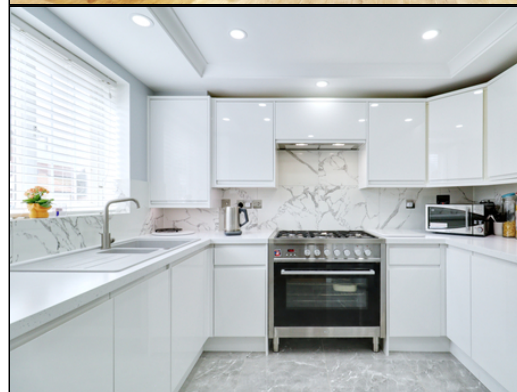
3.02m x 2.41m (9' 11" x 7' 11") Inset spotlights to ceiling, double glazed windows to front, a range of integrated handled matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, space for large cooker with five ring burner gas hob, extractor hood, integrated dishwasher, space and plumbing for washing machine, wine cooler, integrated fridge freezer, tiled splash backs, tiled flooring.

Reception Room One

6.54m > 5.41m (21' 5" > 17' 9") x 5.03m (16' 6") Inset spotlights to ceiling, double glazed windows to rear, radiator, laminate flooring, uPVC framed double doors to rear opening into:

Reception Room Two

5.1m x 3.38m (16' 9" x 11' 1") Inset spotlight to vaulted ceiling, two radiators, double glazed windows to rear, laminate flooring, uPVC framed double doors to rear opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling, inset spotlights to ceiling, over-stairs storage cupboard, fitted carpet.

Bedroom One

4.72m (Into fitted wardrobes) x 2.71m (15' 6" x 8' 11") In inset spotlights to the ceiling, double glazed windows to rear, fitted wardrobes with sliding mirror doors, radiator, fitted carpet.

Bedroom Two

3.77m (Into fitted Wardrobes) x 2.97m (12' 4" x 9' 9") Inset spotlights to ceiling, double glazed windows to front, fitted wardrobe with sliding mirror doors, radiator, laminate flooring.

Bedroom Three

2.89m x 2.26m (9' 6" x 7' 5") Inset spotlights to ceiling, double glazed windows to rear, built-in Ottoman bed unit, single fitted wardrobe, radiator, laminate flooring.

Bathroom

2.19m x 1.93m (7' 2" x 6' 4") Inset spotlights to ceiling, obscure double glazed window to front, low level flush WC, hand wash basin over a pair of drawer units, panelled bath, rainfall shower, chrome hand towel radiator, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 48' (From rear of garage to rear of outbuilding) Immediate uPVC decking, remainder, laid to artificial grass, access to front via timber gate.

Detached Timber Outbuilding

5.93m x 2.91m (19' 5" x 9' 7") Inset spotlights to ceiling, power and lighting, wired Internet, bar area, built-in storage units, laminate flooring, uPVC framed double glazed windows and sliding doors to front.

Garage (to side)

Front Exterior

Small front garden laid to decorative pebbles, hard standing drive in front of garage giving off street parking.