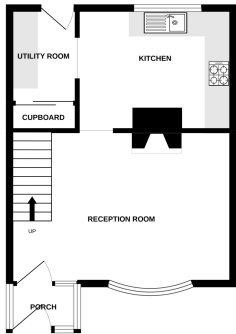
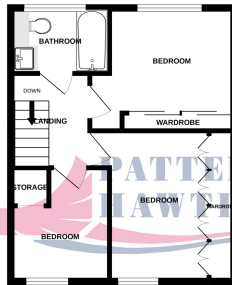


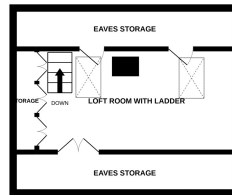
GROUND FLOOR



1ST FLOOR




LOFT SPACE



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.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		88
(81 to 91) B		
(69 to 80) C		
(55 to 68) D	66	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



Dacre Crescent, South Ockendon

£425,000

- THREE BEDROOMS PLUS ADDITIONAL LOFT ROOM
- REFURBISHED THROUGHOUT & FINISHED TO AN EXCEPTIONAL STANDARD
- 17' RECEPTION ROOM
- RE-FITTED KITCHEN, BATHROOM & UTILITY ROOM
- FULLY INSULATED 23' DETACHED GARAGE WITH CAR PIT
- WELL MAINTAINED 34' REAR GARDEN & ADDITIONAL FRONT GARDEN
- SOUGHT AFTER LOCATION CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO A13, M25 & LAKESIDE
- OFF STREET PARKING TO REAR



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.



GROUND FLOOR

Front Entrance

Via uPVC framed door opening into porch, double glazed windows throughout, fitted carpet, second front entrance via uPVC framed door opening into:

Reception Room

5.46m x 3.74m (17' 11" x 12' 3") Double glazed bay windows to front, two radiators, feature exposed-brick fireplace, laminate flooring, stairs to first floor.

Kitchen / Diner

3.76m x 2.99m (12' 4" x 9' 10") Inset spotlights to ceiling, double glazed windows to rear, exposed-brick feature wall, a range of matching wall and base units, laminate work surfaces, inset Butler-style sink and drainer with brushed chrome mixer tap, integrated double oven, four ringrf Smeg gas hob, extractor hood, integrated fridge, laminate splash backs, part tiled wall, space for freestanding fridge freezer, radiator, laminate flooring.

Utility Room

2.89m x 1.57m (9' 6" x 5' 2") Into fitted storage cupboard, inset spotlights to ceiling, a range of matching wall and base units, laminate work surface, integrated dishwasher, space and plumbing for washing machine, tiled splashbacks, radiator, laminate flooring, built-in storage cupboard, uPVC framed door to rear opening to rear garden.

FIRST FLOOR

Landing

Loft hatch to ceiling with integral pull-down ladder leading to loft room, fitted carpet.



Bedroom One

3.73m x 3.1m (12' 3" x 10' 2") Into fitted wardrobes, double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

Bedroom Two

3.09m x 3.05m (10' 2" x 10' 0") Into fitted wardrobes, double glazed windows to rear, radiator, fitted wardrobes, fitted carpet.

Bedroom Three

2.87m x 2.29m (9' 5" x 7' 6") Double glazed windows to front, radiator, built-in storage cupboard, laminate flooring.

Bathroom

2.27m x 1.62m (7' 5" x 5' 4") Inset spotlights to ceiling, opaque double glazed windows to rear, panelled bath, integral rainfall shower, floating WC, hand wash basin inset upon a range of base units with laminate surface, black hand towel radiator, part tiled walls, tiled flooring.

SECOND FLOOR

Loft Room

5.43m x 2.53m (17' 10" x 8' 4") Skylight windows to rear ceiling, built-in storage cupboard, storage in eaves front and rear, fitted carpet.

EXTERIOR

Rear Garden

Approximately 34' to rear of garage, immediate sandstone patio, sandstone paved, pathway to rear, small patio area to rear, reminder laid to lawn.

Detached Garage

7.21m x 5.12m (23' 8" x 16' 10") Electric roller door to front, power and lighting carpet, built-in storage space, uPVC double doors, double glazed windows to rear.
Note: garage is fully insulated with both Rockwall and PIR insulation.

Front Exterior

Front garden laid to lawn with paved pathway.

