


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		86
(81-91) B		
(69-80) C	75	
(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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Danbury Crescent, South Ockendon

Guide Price £410,000

- GUIDE PRICE £410,000 - £425,000
- FOUR BEDROOM TERRACED HOUSE
- EXCELLENT CONDITION & IMMACULATELY PRESENTED
- GARAGE CONVERSION GIVING GROUND FLOOR BEDROOM & ENSUITE
- 18' x 17' RECEPTION ROOM
- 42' WELL MAINTAINED REAR GARDEN
- OFF STREET PARKING FOR TWO CARS
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING)





GROUND FLOOR

Front Entrance

Via hardwood door opening into:

Entrance Hall

Spotlights to ceiling, radiator, laminate flooring, feature obscure glass tiled wall, hardwood door opening into:

Reception Room

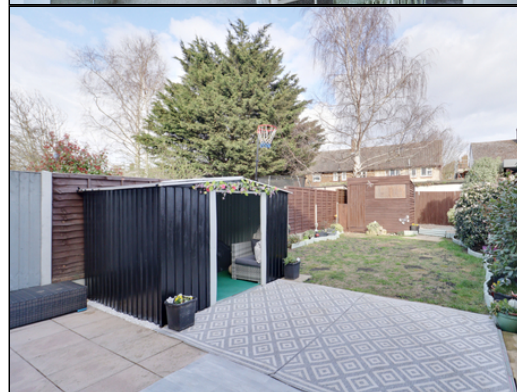
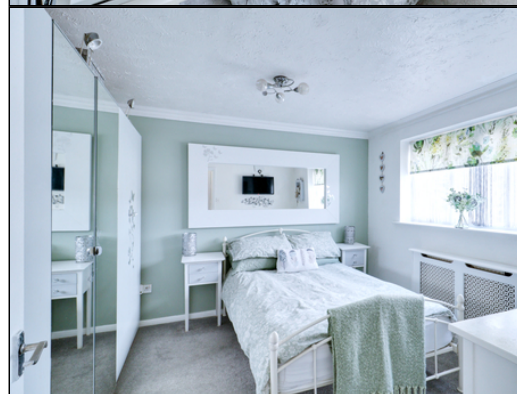
5.55m x 5.29m (18' 3" x 17' 4"). Double glazed windows to rear, two radiators, laminate flooring, uPVC framed double glazed double doors to rear opening to rear garden, stairs to first floor.

Kitchen

3m x 1.81m (9' 10" x 5' 11"). Inset spotlights to ceiling, double glazed windows to front, a range of matching wall and base units, marble effect laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ring gas hob, extractor hood, space and plumbing for washing machine, part tiled walls, vinyl flooring, feature obscure glass tiled wall (into entrance hall).

Bedroom One (ground floor)

4.81m x 2.27m (15' 9" x 7' 5"). Double glazed windows to front, radiator, vinyl flooring. Ensuite WC & shower.



FIRST FLOOR

Landing

Loft hatch to ceiling leading to mostly boarded loft, inset spotlights to ceiling, fitted carpet.

Bedroom Two

3.47m x 3.29m (11' 5" x 10' 10"). Double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

3.38m x 3.03m (11' 1" x 9' 11"). Double glazed windows to front, radiator, fitted carpet.

Bedroom Four

2.32m x 2.21m (7' 7" x 7' 3"). Double glazed windows to front, radiator, fitted carpet.

Bathroom

1.91m x 1.85m (6' 3" x 6' 1"). Inset spotlights to ceiling, obscure window to rear, tiled bath with shower attachment, separate shower, low-level flush WC, hand wash basin set on base units, hand towel radiator, tiled walls, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 42'. Part paved and part laid to lawn, timber shed to rear, metal shed to front.

Front Exterior

Fully paved giving off street parking for two cars.