



Floorplans are for illustrative purposes only, are not to scale and should be viewed with this in mind. All efforts have been made to ensure its accuracy including furniture and colour schemes at the time of print, although we make no guarantee, warranty or representation as to the accuracy or completeness of the floorplan or to the operability of the appliances. You as the purchaser / tenant should conduct a viewing of the property to determine your satisfaction and suitability of your space requirements.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(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 £425,000

- THREE DOUBLE BEDROOM SEMI DETACHED HOUSE
- EXCELLENT CONDITION & IMMACULATELY PRESENTED
- TWO RECEPTIONS
- PART CONVERTED GARAGE GIVING OFFICE/STUDY
- 8' x 7' REMAINING GARAGE
- CONSERVATORY
- GROUND FLOOR WC
- LUXURY VINYL FLOORING
- MODERN INTEGRAL SHUTTER BLINDS
- EPC RATING D & COUNCIL TAX BAND D





GROUND FLOOR

Side Entrance

Via composite door opening into:

Entrance Hall

Radiator, luxury vinyl flooring, access to accommodation.

Reception Room One

5.12m x 2.77m (16' 10" x 9' 1") Double glazed windows with modern integral shutter blinds to front, radiator, understairs storage cupboard, luxury vinyl flooring, stairs to first floor.

Reception Room Two (Open plan from Reception One)

4.72m x 2.74m (15' 6" x 9' 0") Two radiators, luxury vinyl flooring, double glazed window and single door to rear opening into:

Conservatory

2.83m x 2.59m (9' 3" x 8' 6") Obscure corrugated plastic roof/ceiling, double glazed windows throughout, laminate flooring, uPVC framed double glazed double doors to side opening to rear garden.

Ground Floor Office/Study

2.67m x 2.37m (8' 9" x 7' 9") Laminate flooring, access to:

Garage

2.62m x 2.41m (8' 7" x 7' 11") Up and over door to front.



Kitchen

2.71m x 2.4m (8' 11" x 7' 10") Double glazed windows to rear, a range of matching wall and base units, laminate worksurfaces, one and a half bowl inset sink and drainer with mixer tap, integrated oven, four ring gas hob, extractor hood, space and plumbing for washing machine, tiled splashbacks, luxury vinyl flooring.

Ground Floor WC

1.3m x 0.9m (4' 3" x 2' 11") Obscure double glazed window to front, low level flush WC, hand wash basin with tiled splashback, radiator, luxury vinyl flooring.

FIRST FLOOR

Landing

Double glazed windows with modern integral shutter blinds to side, fitted carpet.

Bedroom One

4.16m x 2.97m (13' 8" x 9' 9") Double glazed windows with modern integral shutter blinds to front, radiator, laminate flooring.

Bedroom Two

3.68m x 2.94m (12' 1" x 9' 8") Double glazed windows to rear, radiator, laminate flooring.

Bedroom Three

3.04m x 2.26m (10' 0" x 7' 5") Double glazed windows with modern integral shutter blinds to front, radiator, laminate flooring.

Four Piece Bathroom

2.7m x 1.99m (8' 10" x 6' 6") Inset spotlights to ceiling, obscure double glazed windows to rear, corner bath with shower attachment, low level flush WC, hand wash basin set on drawer units, shower cubicle, airing cupboard, chrome hand towel radiator, tiled walls, tiled flooring.



EXTERIOR

Rear Garden

Approximately 45'. Immediate patio, remainder laid to lawn, small patio area to rear, timber shed to rear, access to front via timber gate.

Front Exterior

Hardstanding driveway in front of garage giving street parking, hardstanding wraparound pathway, remainder laid to decorative pebbles.

