


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
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(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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Daiglen Drive, South Ockendon

£375,000

- THREE LARGE BEDROOMS TERRACED HOUSE
- IMMACULATELY MAINTAINED & PRESENTED
- MODERN INTERIOR DESIGN
- 13' RECEPTION ROOM
- 16' KITCHEN/DINER
- GROUND FLOOR WC
- RE-FITTED, EXTENDED 4 PIECE BATHROOM
- 36' LANDSCAPED REAR GARDEN
- ADDITIONAL FRONT GARDEN





GROUND FLOOR

Front Entrance

via uPVC door, opening into:

Porch

Obscure double glazed windows to front and both sides, vinyl tiled flooring, second front entrance via uPVC door, opening into:

Hallway

Under stairs storage space, radiator, laminate flooring, stairs to first floor.

Reception Room

4.1m x 3.64m (13' 5" x 11' 11") . Double glazed windows to front, radiator, laminate flooring.

Kitchen/Diner

5.13m x 3.12m (16' 10" x 10' 3"). Spotlight bar to ceiling, double glazed windows to rear, a range of matching wall and base units, laminated work surfaces, inset sink and drainer with mixer tap, integrated oven, four burner gas hob, extractor hood, space and plumbing for washing machine and dishwasher, space for freestanding fridge freezer, tiled splashbacks, radiator, laminate flooring, uPVC framed double doors to rear opening to rear garden, under stairs storage cupboard.



Ground Floor WC

Double glazed window to rear, low-level flush WC, corner hand wash basin, part tiled walls, vinyl tiled flooring.

FIRST FLOOR

Landing

Loft hatch to ceiling leading to boarded loft, fitted carpet.

Bedroom One

3.64m x 3.51m (11' 11" x 11' 6"). Spotlights to ceiling, double glazed windows to front, radiator, built-in storage cupboards, fitted carpet.

Bedroom Two

4.24m x 3.09m (13' 11" x 10' 2"). Spotlights to ceiling, double glazed windows to front, radiator, fitted carpet.

Bedroom Three

2.65m x 2.57m (8' 8" x 8' 5"). Double glazed windows to rear, radiator, built storage cupboards, fitted carpet.

Bathroom

3.99m x 1.75m (13' 1" x 5' 9") max. Double glazed windows to rear, tiled bath with shower attachment, low-level flush WC, floating hand wash basin, rainfall shower cubicle, chrome hand towel radiator, part tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 36'. Immediate sandstone patio, raised sandstone patio area to rear, remainder laid to lawn, access to front via timber gate through shared walkway.

Front Garden

Part paved, part laid to artificial grass with gravel slate borders, timber fence & gate to front.