


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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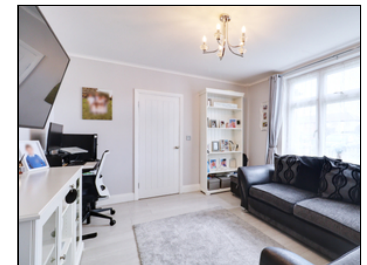
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Daiglen Drive, South Ockendon

Offer in Excess of £360,000

- CHAIN FREE
- 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



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 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.

