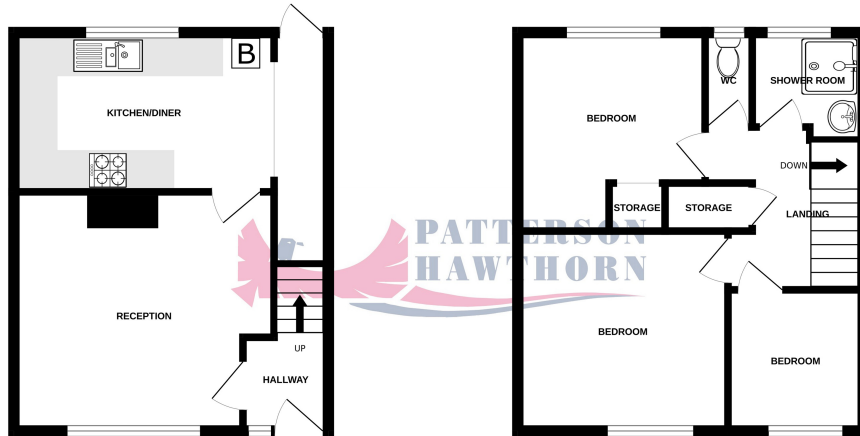


GROUND FLOOR
331 sq.ft. (30.8 sq.m.) approx.


1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA: 702 sq.ft. (65.2 sq.m.) approx.

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 | | 86 |
| (69-80) C | | |
| (55-68) D | 69 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC |  |

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.



Daiglen Drive, South Ockendon

£350,000

- THREE BEDROOM TERRACED HOUSE
- 16' KITCHEN/DINER
- RE-FITTED SHOWER ROOM
- SEPARATE WC
- OFF STREET PARKING FOR 4 CARS
- POTENTIAL TO EXTEND, LIKE NIEGHBOUR (SUBJECT TO PLANNING CONSENTS)
- 40' REAR GARDEN
- POPULAR LOCATION
- CLOSE TO SHOPS, AMENITIES & SCHOOLS





GROUND FLOOR

Front Entrance

Via composite door opening into:

Entrance Hall

Obscure double glazed windows to front, radiator, laminate flooring, stairs to first floor.

Reception Room

4.0m x 3.78m (13' 1" x 12' 5") Double glazed windows to front, radiator, laminate flooring.

Kitchen / Diner

4.97m x 2.52m (16' 4" x 8' 3") Inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, 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 and dishwasher, space for American style fridge freezer, under stairs storage space, tiled splash backs, tiled flooring, uPVC framed double glazed single door to rear opening to rear garden.



FIRST FLOOR

Landing

Airing cupboard, loft hatch to ceiling.

Bedroom One

3.33m x 3.28m (10' 11" x 10' 9") Spotlight bar to ceiling, double glazed windows to front, radiator, fitted carpet.

Bedroom Two

3.53m (max) x 2.98m (11' 7" x 9' 9") Double glazed windows to rear, radiator, built storage cupboard, fitted carpet.

Bedroom Three

2.21m x 2.2m (7' 3" x 7' 3") Double glazed windows to front, radiator, fitted carpet.

Shower Room

1.76m x 1.75m (5' 9" x 5' 9") (Max) Obscure double glazed windows to rear, rainfall shower cubicle, hand wash basin set on drawer units, grey hand towel radiator, tiled walls, tiled flooring.

Separate WC

1.49m x 0.75m (4' 11" x 2' 6") Double glazed windows to rear, low level flush WC, part tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 40' Immediate patio, remainder laid to lawn, timber shed to rear, access to front via shared walkway.

Front Exterior

Fully paved giving off street parking for up to four cars.