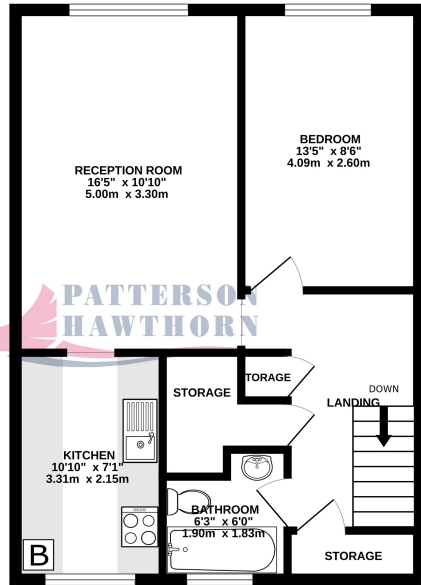


GROUND FLOOR  
30 sq ft. (2.8 sq m.) approx.

1ST FLOOR  
528 sq ft. (49.0 sq m.) approx.



TOTAL FLOOR AREA - 567 sq ft. (51.8 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. Made with MetreX 02/24

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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**01708 400 400**

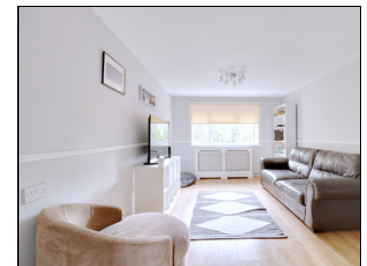
Ockendon@pattersonhawthorn.co.uk



### Darenth Lane, South Ockendon

**£190,000**

- ONE DOUBLE BEDROOM
- FIRST FLOOR MAISONETTE
- NO ONWARD CHAIN
- EXCELLENT CONDITION THROUGHOUT
- PRIVATE FRONT GARDEN
- 16' RECEPTION ROOM
- 10' MODERN FITTED KITCHEN
- 3 BUILT-IN STORAGE CUPBOARDS PLUS LOFT SPACE
- OVER 100 YEARS REMAINING ON LEASE
- LOW CHARGES



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## **GROUND FLOOR**

### **Private Front Entrance**

Via uPVC door opening into:

### **Hallway**

Laminate flooring, carpeted stairs to first floor.

## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling, three built-in storage cupboards, radiator, fitted carpet.

### **Reception Room**

5.0m x 3.3m (16' 5" x 10' 10") Double glazed windows to rear, radiator, laminate flooring.

### **Kitchen**

3.3m x 2.15m (10' 10" x 7' 1") Double glazed windows to front, radiator, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, space and plumbing for washing machine and dishwasher, breakfast bar area, boiler, tiled splashback, laminate flooring.



### **Bedroom**

4.08m x 2.6m (13' 5" x 8' 6") Spotlight bar to ceiling, double glazed windows to rear, radiator, fitted carpet.

### **Bathroom**

1.9m x 1.83m (6' 3" x 6' 0") (Max) Obscure double glazed windows to front, panelled bath with shower attachment. low-level flush WC. hand wash basin, chrome hand towel radiator, part tiled walls, laminate flooring.



## **EXTERIOR**

### **Front Garden**

Approximately 17' x 15'. Laid to decorative pebbles, flower bed border to front.

