

1ST FLOOR  
APPROX. FLOOR  
AREA 355 SQ.FT.  
(33.0 SQ.M.)




GROUND FLOOR  
APPROX. FLOOR  
AREA 550 SQ.FT.  
(51.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 905 SQ.FT. (84.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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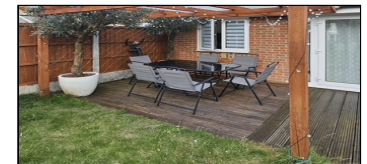


| Energy Efficiency Rating                    |          | Current                    | Potential   |
|---|----------|----------------------------|---|
| Very energy efficient - lower running costs |          |                            |   |
| (92+)                                       | <b>A</b> |                            |   |
| (81-91)                                     | <b>B</b> |                            | <b>85</b>   |
| (69-80)                                     | <b>C</b> |                            |   |
| (55-68)                                     | <b>D</b> | <b>69</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<br>2002/91/EC |  |

## Danbury Crescent, South Ockendon

Guide Price £380,000

- GUIDE PRICE £380,000 - £400,000
- THREE BEDROOM TERRACED HOUSE
- NO ONWARD CHAIN
- EXCELLENT CONDITION THROUGHOUT
- 18' x 17' RECEPTION ROOM
- 16' x 7' INTEGRAL GARAGE WITH HUGE POTENTIAL TO CONVERT (LIKE SOME OF THE NEIGHBOURS)
- MODERN, RE-FITTED KITCHEN
- LANDSCAPED REAR GARDEN WITH TIMBER DECKING & PERGODA



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