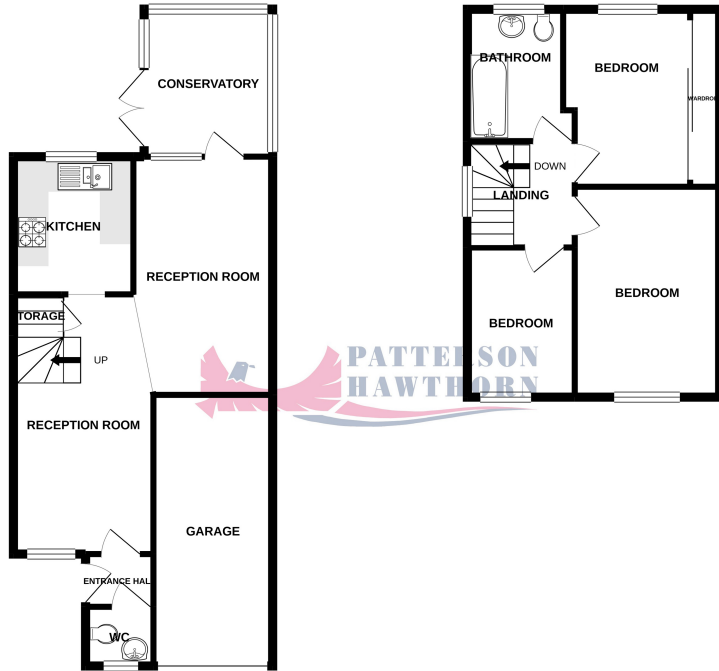


GROUND FLOOR
597 sq.ft. (55.5 sq.m.) approx.

1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA - 1005 sq.ft. (93.4 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 structure, 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
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		84
(69 to 80) C	69	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	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.



01708 400 400

Ockendon@pattersonhawthorn.co.uk



Danbury Crescent, South Ockendon £400,000

- THREE LARGE BEDROOMS END OF TERRACE HOUSE
- GROUND FLOOR WC & FIRST FLOOR 4 PIECE BATHROOM
- 17' INTEGRAL GARAGE WITH POWER, LIGHTING & PLUMBING
- LARGER THAN AVERAGE, UN-OVERLOOKED REAR GARDEN
- OFF STREET PARKING FOR THREE CARS
- HIGHLY SOUGHT AFTER DEVELOPMENT CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO STATION, A13, M25 & LAKESIDE



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GROUND FLOOR

Front Entrance

Via composite door opening into porch, radiator, fitted carpet.

Ground Floor WC

Opaque double glazed window to side, low-level flush WC, hand wash basin with tiled splash back, radiator, fitted carpet.

Dining Room

5.11m x 2.77m (16' 9" x 9' 1") Double glazed window to front, radiator, fitted carpet, under-stairs storage cupboard, stairs to first floor.

Lounge (Opening from Dining Room)

4.71m x 2.74m (15' 5" x 9' 0") Double glazed window to rear, radiator, fitted carpet, uPVC framed door to rear opening into:

Conservatory

2.91m x 2.52m (9' 7" x 8' 3") Double glazed windows throughout with integrated blinds, electric heater, laminate flooring, uPVC framed double doors with integrated blinds opening onto decking and rear garden.

Kitchen

2.69m x 2.36m (8' 10" x 7' 9") Inset spotlights to ceiling, two double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, one and a half bowl butler-style sink and drainer with extendable mixer tap, four ringed gas hob, extractor hood, integrated oven, integrated microwave, space and plumbing for dishwasher, space for fridge freezer, tiled splash backs, tiled flooring.



FIRST FLOOR

Landng

Loft hatch to ceiling with integral step ladder, leading to part boarded loft, inset spotlights to ceiling, double glazed window to side, fitted carpet.

Bedroom One

4.22m x 2.94m (13' 10" x 9' 8") Inset spotlights to ceiling, double glazed windows to front, radiator, fitted carpet.

Bedroom Two

3.61m x 3.18m (11' 10" x 10' 5") Into fitted wardrobes, double glazed windows to rear, radiator, fitted wardrobes, fitted carpet.

Bedroom Three

3.05m x 2.26m (10' 0" x 7' 5") Double glazed windows to front, radiator, fitted carpet.

Bathroom

2.71m x 1.99m (8' 11" x 6' 6") Opaque double glazed windows to rear, inset spotlights to ceiling, P-shaped panelled bath, rainfall shower, low level flush WC, hand wash basin with mixer tap, two chrome hand towel radiators, tiled walls, two eye-level storage units, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 48ft - Immediate decking area, remainder laid to lawn with flowerbed borders, timber shed to rear, access to front via timber gate.

Integral Garage

Approximately 5.45m x 2.36m (17' 11" x 7' 9") With power, lighting and plumbing, metal up and over door to front.

Front Exterior

Fully paved giving off street parking for three vehicles.