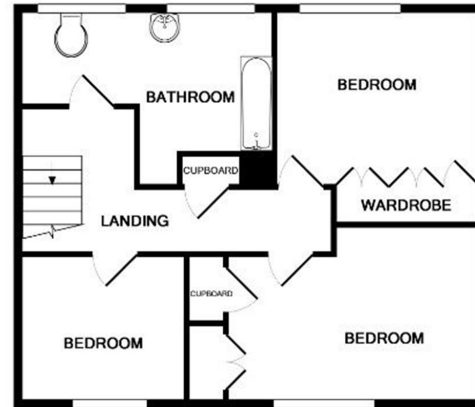



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	62	
(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 £395,000

- THREE BEDROOM TERRACED HOUSE
- IMMACULATEDLY PRESENTED
- BEAUTIFULLY MAINTAINED 42' REAR GARDEN WITH EXTERNAL WC
- 20' KITCHEN/DINER & 15' RECEPTION
- EXTENDED BATHROOM
- GATED FRONT DRIVEWAY
- POTENTIAL TO EXTEND, LIKE NEIGHBOURS (SUBJECT TO PLANNING)
- ONLY 0.7 MILES TO OCKENDON C2C STATION
- CLOSE TO SHOPS, AMENITIES & SCHOOLS



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 composite door opening into:

Entrance Hall

Under stairs storage space, modern vertical radiator, small storage cupboard to front housing electricity meter and fuse box, laminate flooring, stairs to first floor.

Reception Room One

4.58m x 3.2m (15' 0" x 10' 6") Double glazed windows to front, feature fireplace, radiator, laminate flooring.

Kitchen / Diner

6.33m x 2.49m (20' 9" x 8' 2") Kitchen area: Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset butler style sink and drainer with mixer tap, space and plumbing for washing machine, space for tumble dryer, space for American style fridge freezer, space for cooker, boiler, tiled splash back, laminate flooring. Dining area: Double glazed windows to rear, uPVC framed double doors to rear opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling, storage cupboard, fitted carpet.

Bedroom One

4.37m x 2.6m (14' 4" x 8' 6") Double glazed windows to front, radiator, built-in storage cupboards.

Bedroom Two

3.7m x 3.1m (12' 2" x 10' 2") Double glazed windows to rear, radiator, built in storage cupboards, fitted carpet.

Bedroom Three

2.8m x 2.23m (9' 2" x 7' 4") Double glazed windows to front, radiator, fitted carpet.

Bathroom

4.25m x 2.52m (13' 11" x 8' 3") > 1.67m (5' 6") Obscure double glazed windows to rear, panelled bath with shower attachment, hand wash basin set on a laminate surface with base units, low level flush WC, large chrome hand towel radiator, tiled walls, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 42' Immediate hard standing area with raised brick flowerbed border, remainder laid to lawn, patio area to centre, flowerbed border to rear, sheltered timber pergola to rear, large brick shed, separate storage shed and external WC, access to front via timber gate through shared walkway.

Front Exterior

Hard standing with flowerbed border, double metal gates giving potential gated off street parking, single metal gate to front.

