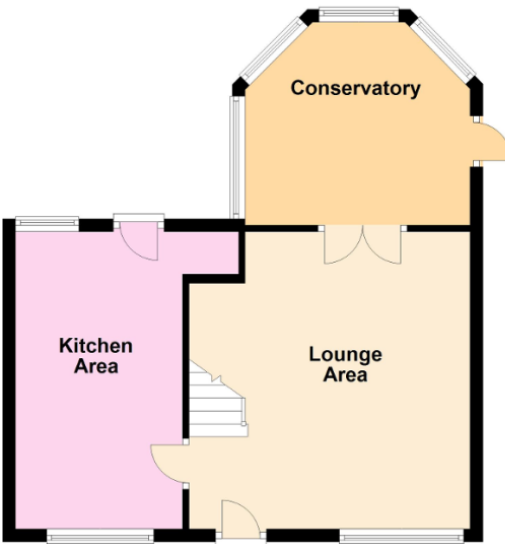
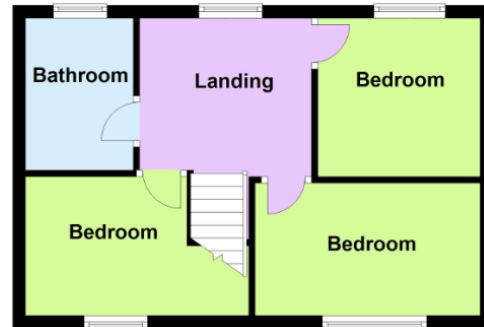



Ground Floor



First Floor



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	70	
(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	

### Danbury Crescent, South Ockendon Guide Price £425,000

- THREE BEDROOMS LINK DETACHED HOUSE
- 15' RECEPTION ROOM & CONSERVATORY
- 15' MODERN KITCHEN WITH OAK WORKTOPS & INTEGRATED APPLIANCES
- GARAGE & OFF STREET PARKING
- SECLUDED LOCATION WITHIN HIGHLY SOUGHT AFTER DEVELOPMENT
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO STATION, BUSES, MAJOR ROADS & LAKESIDE





## GROUND FLOOR

### **Front Entrance**

Via composite door opening into:

### **Lounge / Diner**

4.67m x 3.98m (15' 4" x 13' 1") > 3.42m (11' 3") Double glazed windows to front, radiator, laminate flooring, French doors opening into conservatory, stairs to first floor.

### **Conservatory**

3.15m x 3.5m (10' 4" x 11' 6") Double glazed windows throughout, radiator, laminate flooring, French doors to side leading to rear garden.

### **Kitchen**

4.67m x 2.87m (15' 4" x 9' 5") Inset spotlights to ceiling, double glazed windows to front and rear, radiator, a range of matching wall and base units, oak work surfaces, inset butler sink and drainer with extendable chrome mixer tap, integrated oven, four ringed gas hob, extractor hood, space for American style fridge freezer, space for tumble dryer, integrated dishwasher, integrated washing machine, under-stairs storage cupboard housing fuse box and electricity meter, tiled splash backs, laminate flooring, rear door opening to garden.



## FIRST FLOOR

### **Landing**

Loft hatch to ceiling, double glazed window to rear, radiator, fitted carpet.

### **Bedroom One**

3.27m > 2.86m (10' 9" > 9' 5") x 2.91m (9' 7") Double glazed windows to front, radiator, fitted carpet.

### **Bedroom Two**

2.96m x 2.43m (9' 9" x 8' 0") Double glazed windows to front, radiator, fitted wardrobes, built in storage cupboard, fitted carpet.

### **Bedroom Three**

2.2m x 2.06m (7' 3" x 6' 9") Double glazed windows to rear, radiator, wood grain effect laminate flooring.

### **Bathroom**

Opaque double glazed windows to rear, low level flush WC, hand wash basin, panelled bath with shower, radiator, tiled splash backs, tiled flooring.



## EXTERIOR

### **Rear Garden**

Approximately 42' Immediate patio area, raised decking area to side rear, timber shed, remainder laid to lawn, access to front via timber gate, garage to side.

### **Garage**

Up and over door to front, power and lighting.

### **Front Exterior**

Gravelled front with hard standing driveway in front of garage for off street parking.

