


Danbury Crescent, South Ockendon

£425,000

- THREE BEDROOM SEMI DETACHED HOUSE
- HIGH SPECIFICATION & IMMACULATELY PRESENTED
- RE-FITTED KITCHEN & BATHROOM
- NEW BOILER 2021
- 50' x 26' LANDSCAPED REAR GARDEN WITH PORCELAIN TILES & ARTIFICIAL GRASS
- 12' x 9' MODERN DETACHED OUTBUILDING
- 15' x 7' ATTACHED GARAGE WITH HUGE POTENTIAL TO CONVERT (LIKE SOME OF THE NEIGHBOURS)
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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.



GROUND FLOOR

Front Entrance

Via composite door opening into:

Reception Room

6.9m > 4.23m (22' 8" > 13' 11") x 4.69m > 2.21m (15' 5" > 7' 3"). Double glazed windows to front, under stairs storage cupboard, three radiators, laminate flooring, stairs to first floor, uPVC framed double glazed double doors to rear opening to rear garden.

Kitchen

2.6m x 2.41m (8' 6" x 7' 11"). Double glazed windows to rear, spotlight bar to ceiling, a range of matching wall and base units, laminated work surfaces, double butler style sink and drainer with mixer tap, space for cooker, space and plumbing washing machine and dishwasher, space for fridge, tiled splashbacks, vinyl flooring.

FIRST FLOOR

Landing

Loft hatch to ceiling leading to part boarded loft, built-in over stairs storage cupboard housing boiler, fitted carpet.

Bedroom One

3.34m x 2.86m (max) (10' 11" x 9' 5"). Double glazed windows to rear, radiator, high gloss laminate flooring.



Bedroom Two

3.51m x 2.53m (11' 6" x 8' 4"). Double glazed windows to front, radiator, high gloss laminate flooring.

Bedroom Three

2.18m x 2.11m (7' 2" x 6' 11"). Double glazed windows to front, radiator, high gloss laminate flooring.

Bathroom

1.95m x 1.62m (6' 5" x 5' 4"). Inset spotlights to ceiling, obscure double glazed windows to rear, low-level flush WC, hand wash basin, roll top bath with shower attachment, separate rainfall shower, tiled walls, tiled flooring, heated towel rail.

EXTERIOR

Rear Garden

Approximately 50' x 26'. Fully landscaped with porcelain tiles and artificial grass, small decking area to rear.

Detached Timber Outbuilding

3.91m x 3.01m (12' 10" x 9' 11"). Power and lighting, double glazed windows and doors, vinyl flooring.

Attached Garage

4.62m x 2.41m (15' 2" x 7' 11"). Loft hatch and loft storage space, electric roller door to front, uPVC single door to rear.

Front Exterior

Laid to lawn front garden, hardstanding driveway in front of garage giving off street parking.