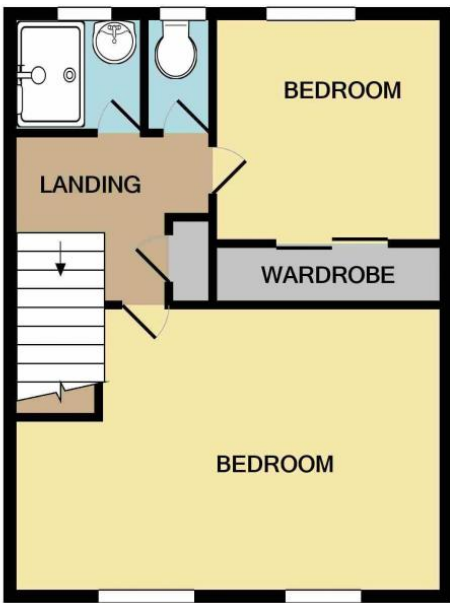


GROUND FLOOR



1ST FLOOR

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 to 100) A		
(81 to 91) B		86
(69 to 80) C	73	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A		
(81 to 91) B		85
(69 to 80) C	72	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

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Daiglen Drive, South Ockendon

Guide Price £265,000

- GUIDE PRICE £265,000 - £275,000
- TWO DOUBLE BEDROOMS
- MID TERRACE HOUSE
- RE-FITTED KITCHEN & BATHROOM
- CLOSE TO AMENITIES
- FRONT & REAR GARDENS
- APPROX 1 MILE TO STATION



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GROUND FLOOR

Front Entrance

Via uPVC door into:

Hallway

Fitted carpet, stairs to first floor.

Lounge

4.0m x 3.76m (13' 1" x 12' 4") Double glazed windows to front, radiator, feature electric fireplace, fitted carpet.

Kitchen

4.0m x 2.53m (13' 1" x 8' 4") Double glazed windows to rear, range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with chrome mixer tap, space and plumbing for washing machine, integrated oven, integrated dishwasher, space for free standing fridge freezer, laminate splash backs, radiator, black and white tiled flooring.

Rear Lobby Area

Large under-stairs storage cupboard with space for fridge and tumble dryer, further built in storage cupboard, carpet tiled flooring, hardwood rear door opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling, built in storage cupboard, radiator, fitted carpet.

Bedroom One

5.67m x 3.26m (18' 7" x 10' 8") into fitted wardrobes, double glazed windows to front, fitted wardrobes with sliding mirror doors, built in storage cupboard, radiator to front, fitted carpet.



Bedroom Two

3.15m x 2.96m (10' 4" x 9' 9") Double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

Bathroom

Comprising opaque double glazed window to rear, shower cubicle, hand wash basin inset within base units, chrome hand towel radiator, tile effect vinyl flooring.



Separate WC

Opaque double glazed window to rear, low level flush WC, radiator, tile effect vinyl flooring.

EXTERIOR

Rear Garden

11.26m x 5.63m (36' 11" x 18' 6") Fully paved, two metal sheds to remain, access to front via timber gate through shared walkway.

Front Garden

5.24m x 4.65m (17' 2" x 15' 3") Fully paved.

