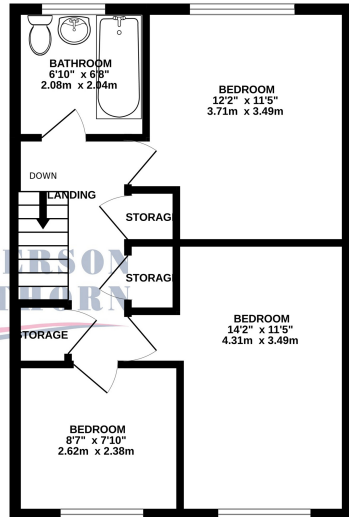
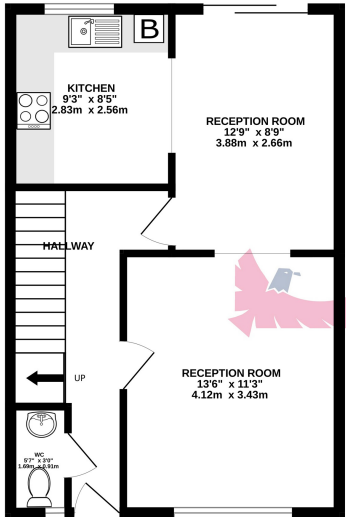


GROUND FLOOR  
449 sq.ft. (41.7 sq.m.) approx.

1ST FLOOR  
456 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 905 sq.ft. (84.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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+)	<b>A</b>		<b>86</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>55</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	

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Ockendon@pattersonhawthorn.co.uk



## Dale Close, South Ockendon

### £365,000

- THREE LARGE BEDROOM TERRACED HOUSE
- TWO RECEPTION ROOMS
- GROUND FLOOR WC
- 28' LOW MAINTENANCE REAR GARDEN
- QUALITY HIGH GLOSS LAMINATE FLOORING
- AMPLE BUILT-IN STORAGE
- CUL-DE-SAC LOCATION
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO BUSES, STATION & MAJOR ROADS



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## **GROUND FLOOR**

### **Front Entrance**

Via uPVC door, opening into:

### **Entrance Hall**

Under-stairs storage space, radiator, high gloss laminate flooring, stairs to first floor.

### **Reception Room One**

4.12m x 3.43m (13' 6" x 11' 3"). Double glazed windows to front, radiator, high gloss laminate flooring.

### **Reception Room Two**

3.88m x 2.66m (12' 9" x 8' 9"). Radiator, high gloss laminate flooring, uPVC framed double glazed sliding door to rear opening to rear garden.

### **Kitchen**

2.82m x 2.58m (9' 3" x 8' 6"). Double glazed windows to rear, a range of matching wall and base units, laminated work surfaces, inset sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, space and plumbing for washing machine, space for American style fridge freezer, boiler, tiled flooring.

### **Ground Floor WC**

1.68m x 0.88m (5' 6" x 2' 11"). Obscure double glazed window to front, low level flush WC, hand wash basin with tiled splashback, radiator, tiled flooring.



## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling, three built-in storage cupboards, fitted carpet.

### **Bedroom One**

3.71m x 3.2m (12' 2" x 10' 6"). Double glazed windows to rear, radiator, fitted carpet.

### **Bedroom Two**

4.31m x 2.71m (14' 2" x 8' 11"). Double glazed windows to front, radiator, fitted carpet.

### **Bedroom Three**

2.62m x 2.39m (8' 7" x 7' 10"). Double glazed windows to front, radiator fitted carpet.

### **Bathroom**

2.07m x 2.04m (6' 9" x 6' 8"). Obscure double glazed windows to rear, panel bath, shower, low level flush WC, hand wash basin, tiled walls, radiator, tiled flooring.



## **EXTERIOR**

### **Rear Garden**

Approximately 28'. Fully paved, timber shed, access to rear via timber gate.

### **Front Exterior**

Paved front garden, on street parking.

