




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		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
		82
	56	
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
		80
	52	
England, Wales & N.Ireland	EU Directive 2002/91/EC	



Daiglen Drive, South Ockendon
£325,000

- THREE LARGE BEDROOMS
- EXTENDED TO REAR
- TWO RECEPTION ROOMS
- RE-FITTED KITCHEN
- EXCELLENT CONDITION THROUGHOUT
- CLOSE TO AMENITIES & SCHOOLS
- EASY ACCESS TO A13 & M25
- WITHIN A MILE OF STATION
- OFF STREET PARKING



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GROUND FLOOR

Front Entrance

Via uPVC door into porch, double glazed windows to front, fitted carpet, second entrance via uPVC framed door opening into:

Hallway

Under-stairs storage space, radiator, fitted carpet, built-in storage cupboard, stairs to first floor.

Lounge

4.39m x 3.20m (14' 5" x 10' 6") Double glazed bay windows to front, radiator, fitted carpet.

Kitchen / Diner

6.2m x 2.44m Double glazed window to rear, inset spotlights to ceiling, kitchen area; range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with chrome mixer tap, five ringed gas hob, extractor hood, integrated double oven, space and plumbing for dishwasher, space for freestanding fridge freezer, tiled splash backs, tile effect vinyl flooring, dining area; breakfast bar, radiator, Parque flooring.

Second Reception Room

4.14m x 2.63m (13' 7" x 8' 8") Double glazed windows to side and rear, Parque flooring, uPVC framed double doors opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling, fitted carpet.

Bedroom One

3.33m x 3.14m (10' 11" x 10' 4") Double glazed windows to front, radiator, built-in storage cupboards, fitted carpet.

Bedroom Two

3.41m x 2.53m (11' 2" x 8' 4") Double glazed windows to rear, radiator, built-in storage cupboard, fitted carpet.

Bedroom Three

2.83m x 2.22m (9' 3" x 7' 3") Double glazed windows to front, radiator, built-in bed and storage/wardrobe unit (to remain), fitted carpet.

Bathroom

2.69m x 1.66m (8' 10" x 5' 5") Inset spotlights to ceiling, opaque double glazed window to rear, corner bath with shower attachment, low level flush WC, hand wash basin, built-in wall unit housing boiler, chrome hand towel radiator, tile effect vinyl flooring.

EXTERIOR

Rear Garden

Approximately 37ft - Immediate patio area, remainder laid to lawn, brick built shed with space and plumbing for washing machine, timber shed, access to front via a shared walkway through timber gate.

Front Exterior

Fully paved giving potential for off street parking.