



**Daiglen Drive, South Ockendon, Essex**

**Guide Price: £250,000**

*Leasehold*

# Daiglen Drive, South Ockendon, Essex, RM15 – NO ONWARD CHAIN!

## Property Details:

We are delighted to bring to the market this excellent 2 bedroom first floor, split level maisonette in South Ockendon. A superb first home or buy to let investment. The property has a modern fitted kitchen with appliances, the good size lounge has French doors leading to a private balcony, a relaxing space to sit and dine outside after a long day at work. There are 2 double bedroom, the master bedroom has walk-in wardrobe and walk-in storage area. There is also a large 4-piece, modern family bathroom. The property is well presented throughout and is a perfect first home. Located on the edge of the shopping precinct with easy access to A13 & M25 and a short drive to the popular Lakeside Shopping Centre you have everything nearby. Only a short, 7 minute walk will take you to Ockendon station for the C2C to get you into London. Whether you are looking for your first home, down-sizing or for investment this is an absolute must see property. Be quick! It won't be on for long!

## Property details:

### Entrance to property from Communal secure entrance and stairs to first floor

**Hallway: 6'11" x 4'11"**: Access to ground floor accommodation and stairs to first floor.. Storage cupboard. Tiled floor, carpet to stairs. Door entry system.

**Kitchen: 14'8" x 9'11"**: Double glazed window to front aspect. Ample wall and base units. Stainless steel sink with drainer and mixer tap. Integrated appliances including double oven with hob and extractor over. Under-counter fridge and freezer, dish washer and washing machine. Tile splash back. Smooth ceiling with down lights. Tiled floor. Neutral decor.

**Lounge/diner: 16'11" x 10'0"**. Double glazed windows with French doors to the private balcony. Tiled flooring. Radiator. Smooth ceiling with ornate coving and ceiling rose. Neutral décor.

### First Floor: Bathroom: 8'8" x 7'2"

Double glazed frosted window to front aspect. Modern family bathroom with four-piece suite. Panel bath. Shower cubicle. Low level W.C. and hand basin with built in storage unit. Fully tiled to walls and floor. Heated towel rail. Ornate storage shelves cut into the walls above bath. Perfect place to relax.

### Master Bedroom 1: 11'4" x 10'8"

Double glazed window to rear aspect. Laminate wood flooring. Large walk-in wardrobe and further walk-in storage area. Smooth ceiling with ornate coving and ceiling rose. Neutral décor. Radiator. (NB there is opportunity to open up the walk-in storage areas to increase room size)

### Bedroom 2: 12'0" x 9'4"

Double glazed window to front aspect. Wardrobes. Radiator. Fitted carpet. Neutral décor.

## Outside:

**Private Balcony: Approx 16'0" x 9'0"** Fully fenced to provide privacy. Astro turf. Great outside space.

## Parking:

There is parking in the carpark behind the shops..

**Council Tax:** C **Lease:** 117 years remaining, **Ground rent:** £10 p.a - **Maintenance:** £850 p.a..





**Disclaimer**  
Every attempt has been made to ensure accuracy; however, these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



- 2 Double Bedrooms
- Master bed with walk in wardrobes
- Good size Lounge with French doors to Balcony
- Fitted Kitchen
- 4 piece Family Bathroom
- Double glazing & central heating
- Parking at rear
- Private Balcony
- Close to transport links
- 117 years on Lease
- NO ONWARD CHAIN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65   D	68   D
39-54	E		
21-38	F		
1-20	G		

T: 07532 164364  
 E: jenni.dawson@kwuk.com  
[kwuk.com](http://kwuk.com)



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