



BROXBURN DRIVE

SOUTH OCKENDON | ESSEX | RM15 5QB



PRICE:- GUIDE PRICE £400,000

M&P ESTATES are pleased to offer for sale this **FOUR BEDROOM**, end of terraced family home, situated in Broxburn Drive. Being sold with the benefit of a **NO ONWARD CHAIN**, this property offers ample living space with a good size front room, separate dining area, ground floor cloak, off street parking with potential to extend on the side (STPP). This home is situated within walking distance to local amenities and schools, a short distance away from OCKENDON TRAIN STATION (Fenchurch Street C2C line) Junction 30 M25, A13 & A127. Call our sales team today on 01708851999 to book your personal accompanied viewing. We look forward to helping you move.



FOUR BEDROOMS



GROUND FLOOR CLOAKROOM



DOUBLE GLAZED



POTENTIAL TO EXTEND (STPP)



COUNCIL TAX BAND 'C'



SEMI DETACHED



SEPERATE DINING AREA



OFF STREET PARKING



NO ONWARD CHAIN



GREAT LOCATION

VIRTUAL TOUR LINK

<https://premium.giraffe360.com/mpestates/671e74b01e1c45d0b449c276e8bfb896/>

WALK-THROUGH VIDEO LINK

<https://player.vimeo.com/video/541012322>

Hall
12' 0" x 6' 0" (3.67m x 1.83m)

Lounge
17' 9" x 12' 0" (5.40m x 3.67m)

Dining Room
11' 2" x 9' 3" (3.40m x 2.81m)

Kitchen
11' 4" x 11' 1" (3.45m x 3.38m)

First Floor Landing
16' 11" x 2' 11" (5.16m x 0.90m)

Bedroom One
12' 6" x 11' 9" (3.82m x 3.59m)

Bedroom Two
11' 11" x 11' 6" (3.62m x 3.50m)

Bedroom Three
9' 6" x 8' 4" (2.89m x 2.54m)

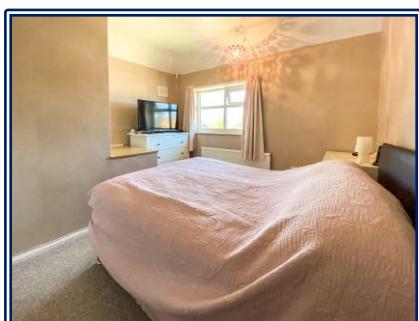
Bedroom Four
11' 7" x 7' 1" (3.52m x 2.15m)

family Bathroom
7' 1" x 5' 7" (2.16m x 1.69m)



Approximate net internal area: 524.83 ft² / 48.76 m²
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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VIEWING BY APPOINTMENT VIA M & P ESTATES

Telephone:- 01708 851999

CONVEYANCING

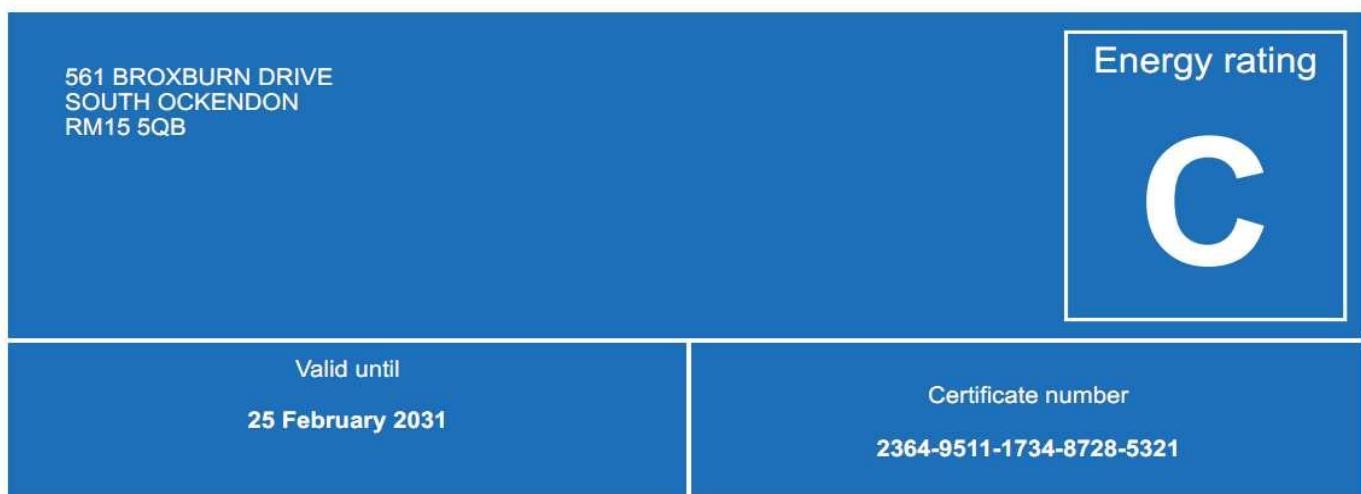
We can provide you with a Free No Obligation quotation for conveyancing purposes which includes:-

- No sale – no fee
- Fixed inclusive fees
- Client liaison team
- Weekly progress reports to you
- On-line tracking
- SMS instant text updates

AGENTS NOTE:

1. We have been advised by the Vendor that all the heating equipment and appliances mentioned within these particulars were functional at the time of our inspection. However, due to M & P Estates not being professionally qualified in this field, we would recommend that they are thoroughly tested by a specialist (i.e. Gas Safe registered) before entering any purchase commitment.
2. Although our Vendor(s) has advised us that all fixtures, fittings and chattels mentioned within these details will remain, we strongly recommend verification by a solicitor before entering a purchase commitment.
3. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statement made by our staff concerning the above property. Any intended purchaser must satisfy him / herself as to the correctness of such statements and these particulars. All negotiations to be conducted through M & P Estates Limited.

Energy performance certificate (EPC)



Property type

Semi-detached house

Total floor area

112 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)