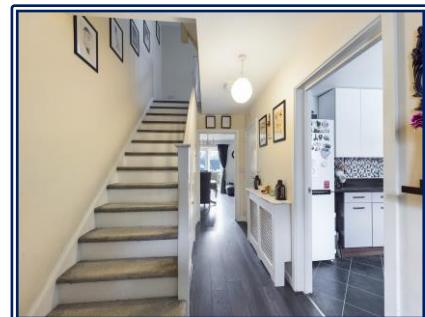


ARDMORE ROAD

SOUTH OCKENDON | ESSEX | RM15 5TH



GUIDE PRICE: £445.000

Anyone dreaming of a contemporary home to call their own need look no further than this picture-perfect home. Built in 2016 on a modern development, all the must-have features you could ever wish for are yours to enjoy, along with a convenient location just 0.6 miles from Ockendon train station. Your light-filled layout awaits inside with generous living spaces, including a lounge and a modern kitchen. A WC is located on the ground floor for convenience with two bedrooms, a study and a family bathroom housed on the first floor. The second floor incorporates a spacious bedroom, en-suite and a separate dressing room.

-  **FOUR BEDROOM**
-  **GROUND FLOOR CLOAKROOM**
-  **OFF-STREET PARKING**
-  **EN-SUITE TO BEDROOM ONE**
-  **MODERN KITCHEN**

-  **SEMI DETACHED HOUSE**
-  **FIRST FLOOR STUDY**
-  **DOUBLE GLAZED**
-  **BALCONY TO BEDROOM 2**
-  **EXCELANT CONDITION**

VIRTUAL TOUR LINK

<https://premium.giraffe360.com/mpestates/b7e6ed75d128425c949d0229da9987ce/>

Hall
14' 2" x 6' 9" (4.33m x 2.05m)

Kitchen
9' 6" x 9' 3" (2.89m x 2.81m)

Cloakroom
6' 7" x 4' 9" (2.00m x 1.46m)

Lounge
16' 11" x 13' 0" (5.15m x 3.95m)

First Floor Landing
14' 7" x 3' 11" (4.44m x 1.20m)

Bedroom Three
12' 2" x 9' 1" (3.70m x 2.77m)

Bedroom Two
14' 1" x 9' 0" (4.28m x 2.75m)

Study
7' 5" x 6' 0" (2.26m x 1.83m)

Family Bathroom
7' 4" x 6' 4" (2.24m x 1.93m)

Second Floor Landing
6' 5" x 4' 11" (1.96m x 1.51m)

Bedroom One
12' 6" x 11' 4" (3.81m x 3.45m)

En-suite
7' 5" x 4' 6" (2.27m x 1.37m)

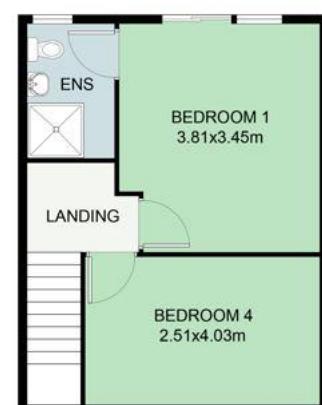
Bedroom Four
13' 3" x 8' 3" (4.03m x 2.51m)



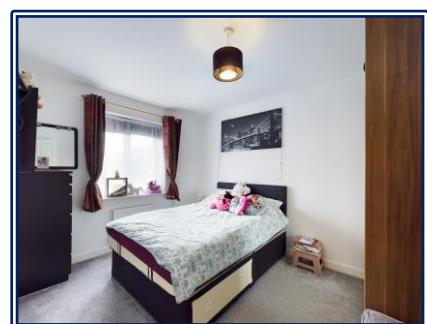
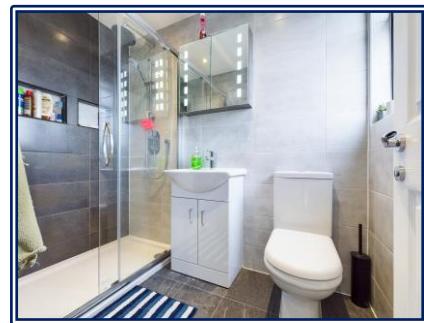
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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)

6, Ardmore Road
SOUTH OCKENDON
RM15 5TH

Energy rating

B

Valid until: **20 July 2024**

Certificate number: **8504-2892-5539-3127-0343**

Property type **Semi-detached house**

Total floor area **83 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 B. It has the potential to be B.

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

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

