



M&P Estates

SALES | LETTINGS | PROPERTY MANAGEMENT

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

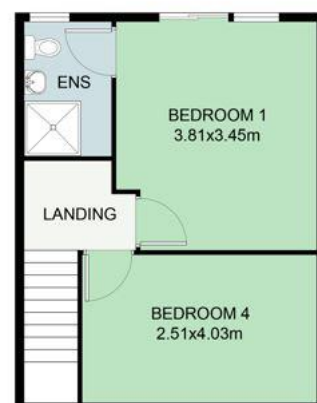
13' 3" x 8' 3" (4.03m x 2.51m)



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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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