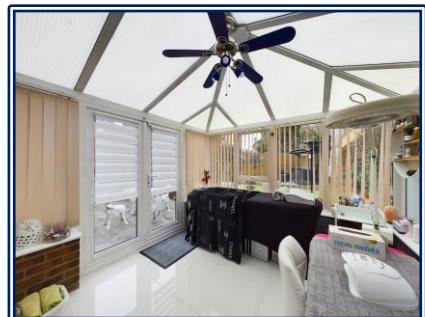
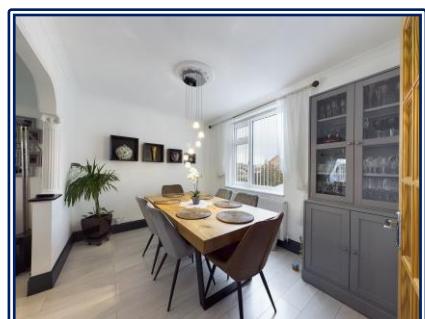




## CALLAN GROVE

SOUTH OCKENDON | ESSEX | RM15 5PW



**PRICE:- OFFERS IN EXCESS OF £440,000**

This beautiful 'show home' condition, three-bedroom family semi-detached home situated in Callan Grove is ideally located to local amenities, shops, schools and transport links including Ockendon train station c2c Fenchurch Street Line. Styled with a modern kitchen, a stylish family bathroom with a walk-in shower, an en-suite to bedroom one, two reception rooms, a ground floor cloakroom, conservatory and ample off-street parking. This home also includes a detached home office and workshop. The current home owner is selling this home with plans for a loft conversion and double storied side extension with garage (SSTP). This property has everything and more, you certainly won't be disappointed and it wont be on the market for long!



**THREE BEDROOMS**



**TWO RECEPTION ROOMS**



**GROUND FLOOR CLOAKROOM**



**EN-SUITE TO BEDROOM ONE**



**OFF STREET PARKING & GARAGE**



**SEMI DETACHED HOUSE**



**MODERN KITCHEN**



**MODERN BATHROOM**



**CONSERVATORY**



**HOME OFFICE**

Accommodation comprises:-

### VIRTUAL TOUR LINK

<https://premium.giraffe360.com/mpestates/baae4cb3e2aa4d9194e9ae985294a6d8/>

### WALL-THROUGH VIDEO LINK

<https://player.vimeo.com/video/523120503>

Hall

12' 7" x 6' 5" (3.84m x 1.95m)

Kitchen

14' 10" x 9' 3" (4.51m x 2.83m)

Dining Room

11' 10" x 9' 2" (3.60m x 2.79m)

Lounge

15' 8" x 11' 9" (4.77m x 3.59m)

Conservatory

9' 6" x 8' 11" (2.90m x 2.71m)

First Floor Landing

11' 3" x 2' 8" (3.42m x 0.81m)

Bedroom One

12' 9" x 11' 7" (3.88m x 3.54m)

En-suite

5' 0" x 4' 5" (1.53m x 1.34m)

Bedroom Two

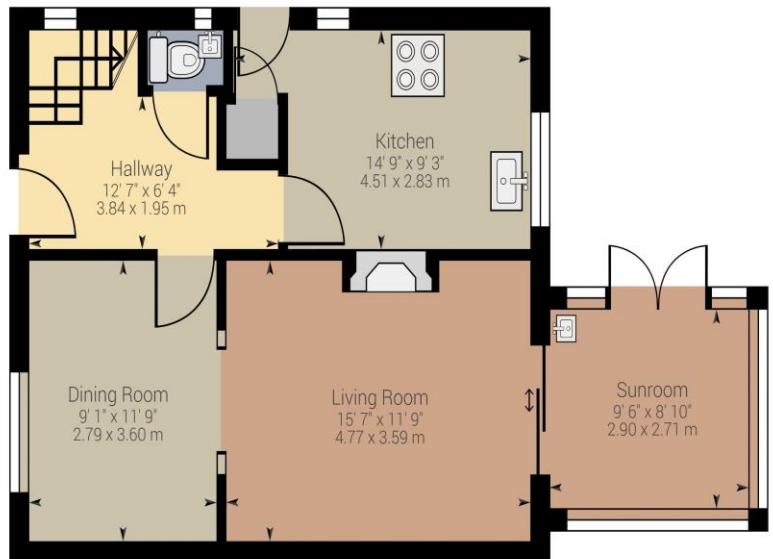
13' 5" x 10' 0" (4.08m x 3.04m)

Bedroom Three

10' 4" x 7' 0" (3.15m x 2.14m)

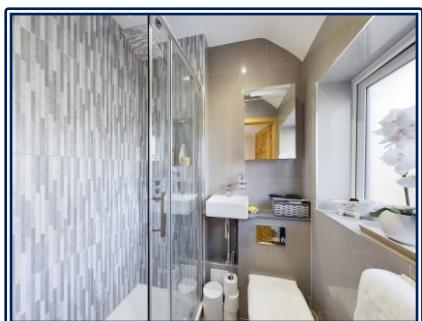
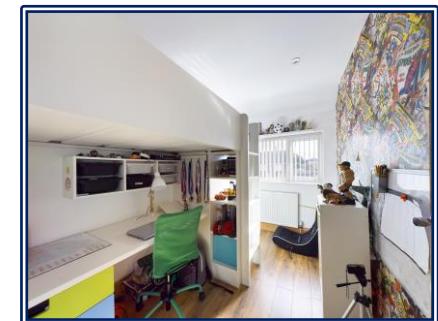
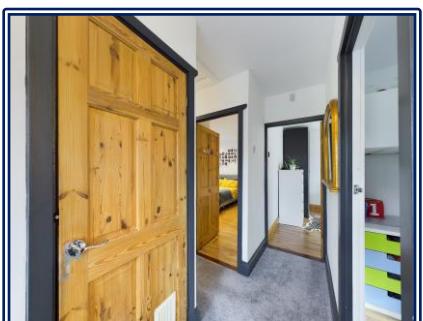
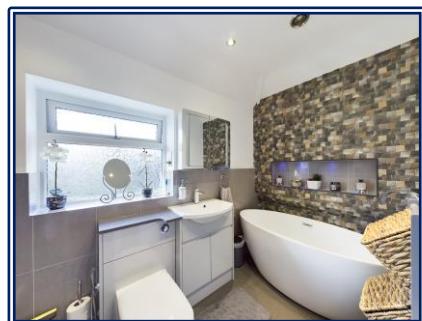
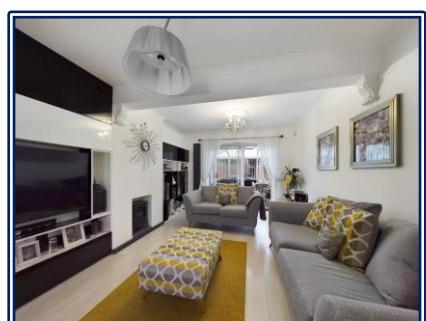
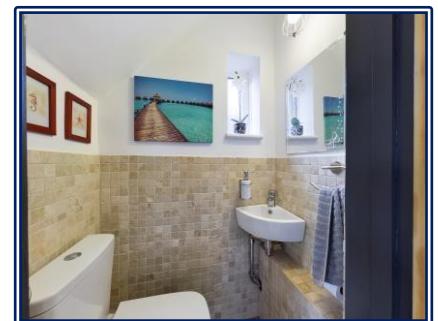
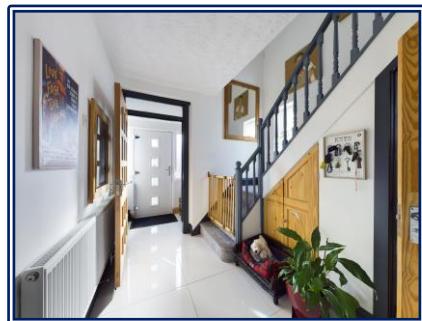
Family Bathroom

10' 7" x 5' 7" (3.23m x 1.69m)



Approximate net internal area: 481.58 ft<sup>2</sup> / 44.74 m<sup>2</sup>

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.



## **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.

