



M&P Estates

SALES | LETTINGS | PROPERTY MANAGEMENT

FYFIELD DRIVE

SOUTH OCKENDON | ESSEX | RM15 5QE



PRICE:- GUIDE PRICE £460,000

***SOUGHT AFTER LOCATION* GUIDE PRICE £460,000-£475,000. Don't miss out on this outstanding, THREE BEDROOM, DETACHED HOUSE situated on the popular estate of Fyfield Drive. Properties of this calibre don't come on the market often. This home includes a downstairs cloakroom, modern fitted kitchen with utility room, en-suite to bedroom one, modern family bathroom, mature rear garden, detached single garage which has been converted into a bedroom with en-suite and driveway. Ideally located for transport links including (Junction 30), M25, A13, A127, Ockendon Station C2C Fenchurch Street line and local shopping facilities are available at Lakeside and Bluewater Shopping Centres.**



THREE/FOUR BEDROOMS



DOWNSTAIRS CLOAKROOM



EN-SUITE TO BEDROOM ONE



OFF STREET PARKING



COUNCIL TAX BAND 'D'



DETACHED HOUSE



UTILITY ROOM



DETACHED GARAGE



MATURE REAR GARDEN



VIEWING HIGHLY RECOMMENDED

Accommodation comprises:-

Lounge
18' 11" x 17' 11" (5.76m x 5.46m)

Entrance Hall
9' 6" x 4' 6" (2.89m x 1.37m)

Cloakroom
4' 5" x 4' 2" (1.35m x 1.27m)

Kitchen
10' 4" x 8' 10" (3.15m x 2.69m)

Utility room
5' 0" x 8' 3" (1.52m x 2.51m)

Bedroom 3
6' 11" x 9' 5" (2.11m x 2.87m)

Bedroom 2
10' 3" x 8' 0" (3.12m x 2.44m)

Landing
6' 1" x 3' 0" (1.85m x 0.91m)

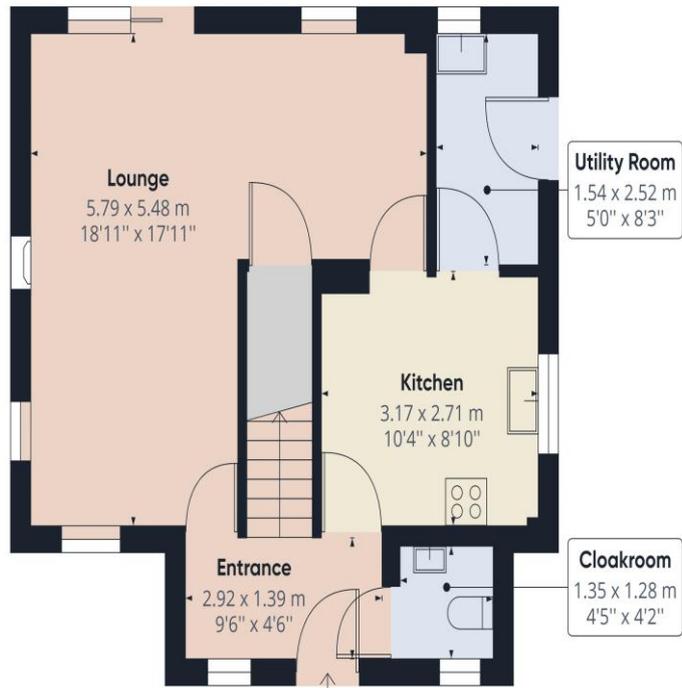
Bathroom
8' 6" x 6' 2" (2.59m x 1.88m)

Bedroom 1
8' 10" x 11' 3" (2.69m x 3.43m)

En-suite
6' 1" x 6' 1" (1.85m x 1.85m)

Bedroom 4
7' 11" x 12' 6" (2.41m x 3.81m)

En-suite 2
7' 9" x 3' 2" (2.36m x 0.96m)

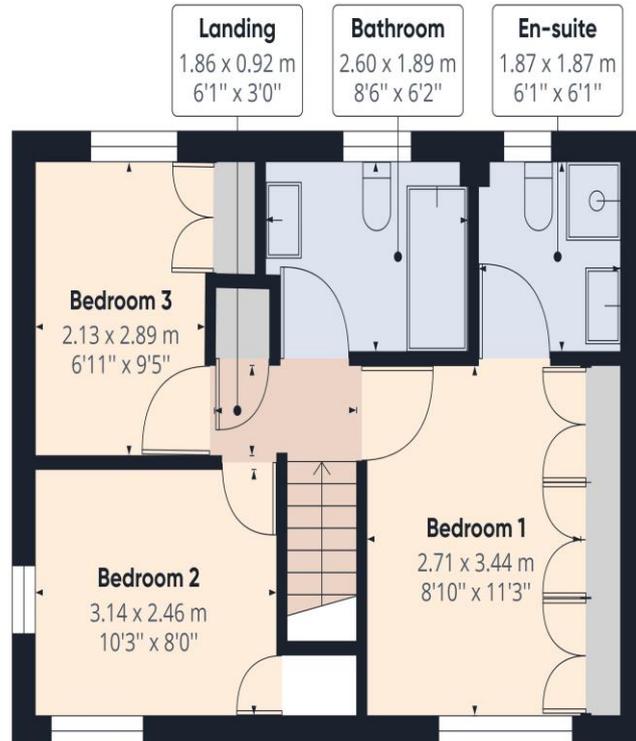


Approximate total area⁽¹⁾
493.31 ft²
45.83 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Approximate total area⁽¹⁾
387.12 ft²
35.96 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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)

28 Fyfield Drive
SOUTH OCKENDON
RM15 5QE

Energy rating

D

Valid until: **25 April 2032**

Certificate number: **2766-1007-9294-2652-4204**

Property type

Detached house

Total floor area

90 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 D. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 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