



# M&P Estates

**SALES | LETTINGS | PROPERTY MANAGEMENT**

## BARLE GARDENS

**SOUTH OCKENDON | ESSEX | RM15 5QP**



**PRICE:- £325,000**

M&P ESTATES are pleased to present this **THREE BEDROOM**, terraced family home, being sold with the benefit of a **NO ONWARD CHAIN**. This property has been **REFURBISHED** throughout. Offering the new homeowner a modern fitted, kitchen & family bathroom, with new carpet/flooring throughout. This property benefits from a **SOUTH FACING** rear garden, accompanied by a **LOG CABIN** with electric to offer additional entertainment/office space from home. Located in a **CUL-SE-SAC** location within walking distance to local amenities & schools. This property is near **OCKENDON TRAIN STATION C2C**, Fenchurch Street Line, **JUNCTION 30 M25, A13 & A127**. Call our office today to book a viewing. We look forward to helping you move!



**\*NO ONWARD CHAIN**



**TERRACED HOUSE**



**MODERN BATHROOM**



**SOUTH FACING REAR GARDEN**



**DOUBLE GLAZED**



**THREE BEDROOMS**



**MODERN KITCHEN**



**OFF STREET PARKING**



**HOME OFFICE**



**CUL-DE-SAC LOCATION**

Accommodation comprises: -

### VIRTUAL TOUR LINK

<https://premium.giraffe360.com/mpestates/bb4c913e3af341d78455271b3defbf2b/>

### WALK-THROUGH VIDEO LINK

<https://player.vimeo.com/video/539125760>

#### Hall

4' 4" x 4' 2" (1.32m x 1.27m)

#### Lounge

13' 3" x 12' 5" (4.04m x 3.79m)

#### Kitchen/Breakfast Room

13' 2" x 8' 5" (4.01m x 2.57m)

#### Lobby

6' 0" x 3' 0" (1.84m x 0.92m)

#### First Floor Landing

8' 7" x 5' 1" (2.61m x 1.56m)

#### Bedroom One

11' 5" x 10' 10" (3.47m x 3.29m)

#### Bedroom Two

11' 7" x 9' 11" (3.52m x 3.02m)

#### Bedroom Three

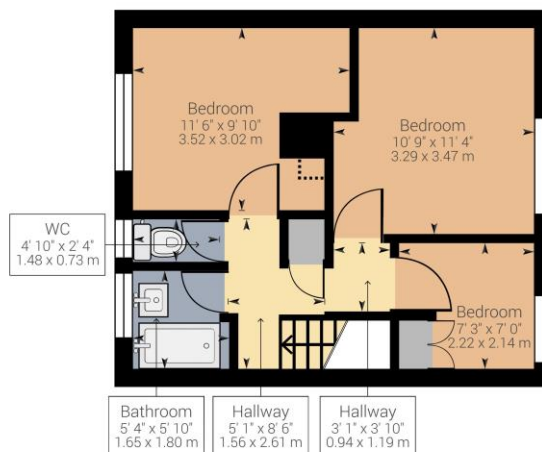
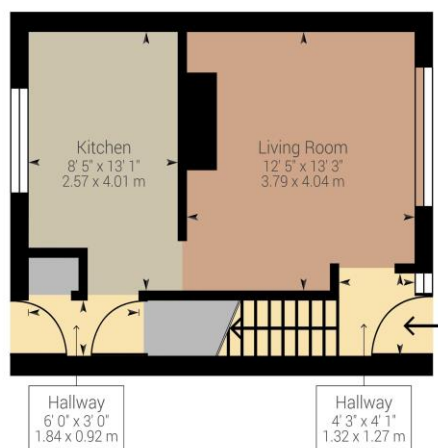
7' 3" x 7' 0" (2.22m x 2.14m)

#### WC

4' 10" x 2' 5" (1.48m x 0.73m)

#### Family Bathroom

5' 11" x 5' 5" (1.80m x 1.65m)



Approximate net internal area: 360.91 ft<sup>2</sup> / 33.53 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.

Powered by 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.

