



M&P Estates

SALES | LETTINGS | PROPERTY MANAGEMENT

LARKSPUR CLOSE

SOUTH OCKENDON | ESSEX | RM15 6JQ



PRICE:- GUIDE PRICE £290,000

***IDEAL FIRST TIME BUYERS PURCHASE. * Don't miss out on this three-bedroom, terraced house situated in Larkspur Close. This property has recently been replastered and decorated throughout. Offering a modern fitted kitchen and bathroom, downstairs cloakroom, three good size bedrooms and conservatory to rear, including residents parking. Ideally located to all local amenities, schools, and transport links; OCKENDON Train Station (C2C Fenchurch Street Line) Junction 30; M25, A13 & A127. Call us on 01708851999 to book your personal accompanied viewing. We look forward to helping you move!**



THREE BEDROOMS



MODERN FITTED KITCHEN



GAS RADIATOR CENTRAL HEATING



RESIDENTS PARKING



NO ONWARD CHAIN



TERRACED HOUSE



GROUND FLOOR
CLOAKROOM



CONSERVATORY



COUNCIL TAX BAND 'B'



LECA PLAN CONCRETE
CONSTRUCTION

Accommodation comprises:-

Porch
4' 4" x 2' 10" (1.32m x 0.86m)

Hall
16' 3" x 5' 9" (4.95m x 1.75m)

Cloakroom
5' 6" x 2' 6" (1.68m x 0.76m)

Kitchen
16' 7" x 9' 10" (5.05m x 2.99m)

Lounge
9' 2" x 15' 10" (2.79m x 4.82m)

Conservatory
9' 1" x 13' 10" (2.77m x 4.21m)

Landing
9' 9" x 6' 3" (2.97m x 1.90m)

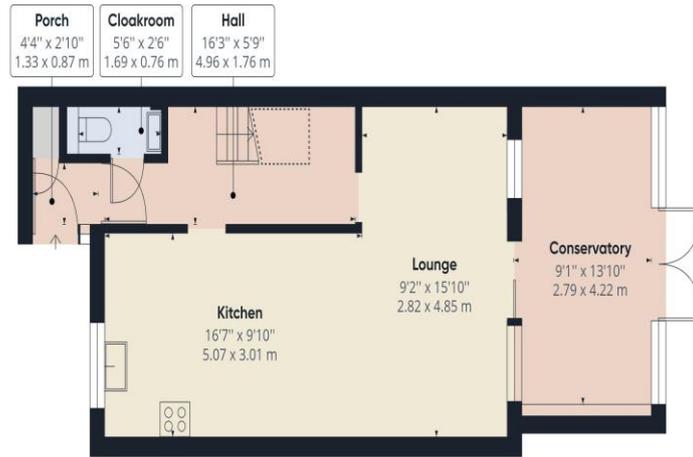
Bedroom 1
10' 7" x 9' 5" (3.22m x 2.87m)

Dressing Area
6' 7" x 6' 6" (2.01m x 1.98m)

Bedroom 2
9' 0" x 6' 3" (2.74m x 1.90m)

Bedroom 3
9' 1" x 8' 5" (2.77m x 2.56m)

Bathroom
5' 11" x 5' 6" (1.80m x 1.68m)



Approximate total area⁽¹⁾
569.44 ft²
52.90 m²

Reduced headroom
15.83 ft²
1.47 m²

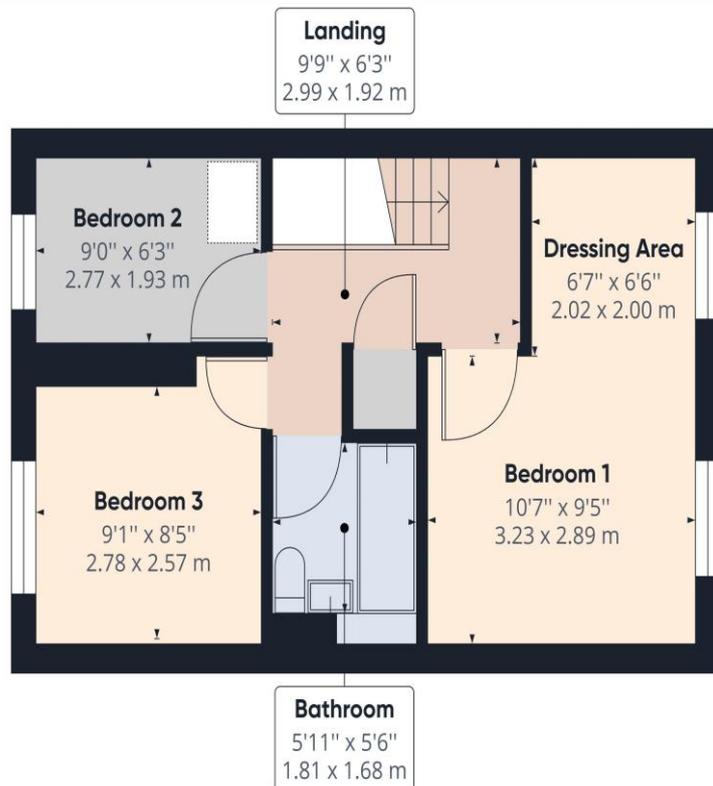
(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

GRAFFEE360

Ground Floor



Approximate total area⁽¹⁾
372.12 ft²
34.57 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.

GRAFFEE360

Floor 1



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.

