



M&P Estates

SALES | LETTINGS | PROPERTY MANAGEMENT

ELM ROAD

SOUTH OCKENDON | ESSEX | RM15 4SX



PRICE:- £365,000

Don't miss out on this superb SEMI- DETACHED family home ideally located in a quiet location yet close to local amenities and excellent commuting links into London and surrounding areas. This property has been loved by the current owners, providing any new owner with modern décor throughout, modern kitchen/dining area, modern family bathroom, excellent size living space & garage/office to rear. Please email us at info@mpestates.co.uk to book a viewing.



THREE BEDROOM



DETACHED GARAGE/OFFICE



MODERN KITCHEN & BATHROOM



BRICK BUILD CONSTRUCTION



C GAS RADIATOR CENTRAL HEATING



SEMI-DETACHED HOUSE



DOUBLE GLAZED



CUL-DE-SAC LOCATION



COUNCIL TAX BAND C



OFF STREET PARKING

VIRTUAL TOUR LINK

<https://premium.giraffe360.com/mpestates/9a370e57d9c44e0aaef6a2bcb8ad8388/>

WALL-THROUGH VIDEO LINK

<https://player.vimeo.com/video/534360491>

Hall

12' 5" x 5' 9" (3.79m x 1.75m)

Kitchen

11' 5" x 6' 7" (3.49m x 2.00m)

Dining area

11' 7" x 10' 5" (3.53m x 3.17m)

Lounge

13' 2" x 10' 11" (4.01m x 3.33m)

First Floor Landing

9' 9" x 3' 1" (2.96m x 0.95m)

Bedroom One

13' 1" x 10' 8" (3.98m x 3.25m)

Bedroom Two

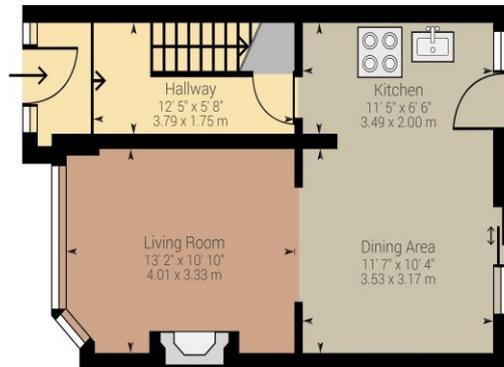
11' 6" x 10' 8" (3.51m x 3.25m)

Bedroom Three

9' 0" x 6' 6" (2.75m x 1.97m)

Family Bathroom

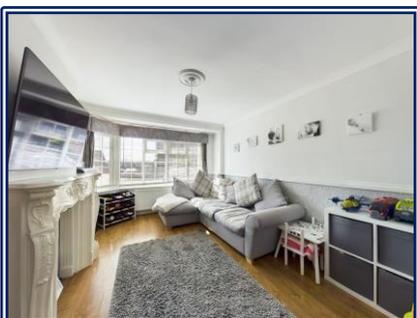
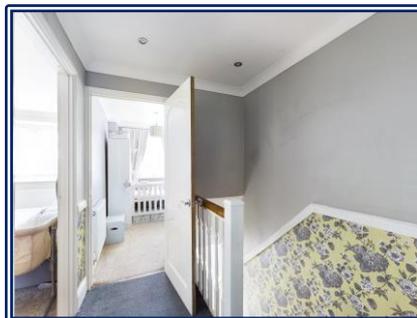
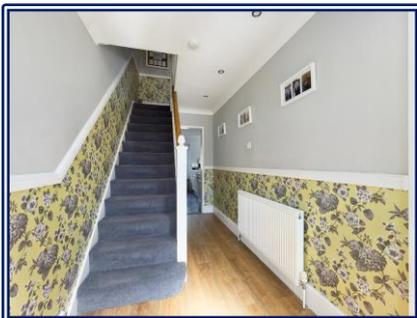
5' 8" x 6' 3" (1.72m x 1.91m)



Approximate net internal area: 408.82 ft² / 37.98 m²

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.

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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)

30, Elm Road
Aveley
SOUTH OCKENDON
RM15 4SX

Energy rating

E

Valid until 1 May 2022

Certificate number

8382-6025-9540-6852-4902

Property type

Semi-detached house

Total floor area

80 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 E. It has the potential to be B.

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