

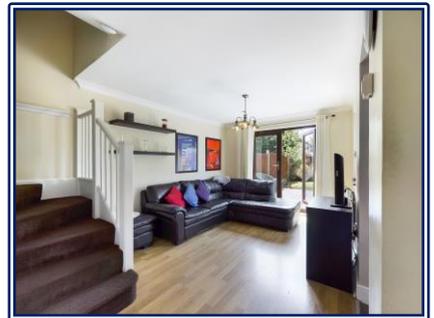


M&P Estates

SALES | LETTINGS | PROPERTY MANAGEMENT

ELMDON ROAD

SOUTH OCKENDON | ESSEX | RM15 5BF



PRICE:- GUIDE PRICE £365,000

WOW! This well presented and extended family home is located in a CUL-DE-SAC LOCATION, being sold with the benefit of a NO ONWARD CHAIN. The key features of this modern home include a LANDSCAPED REAR GARDEN, modern kitchen and bathroom, EN-SUITE TO BEDROOM ONE, and THREE RECEPTION ROOMS, one of which can be used as an additional bedroom or home office. Elmdon Road is conveniently located for local amenities, schools and excellent transport link including Ockendon Train Station, FENCHURCH C2C Line, M25, JUNCTION 30,A13 & A127.



THRE BEDROOM



NO ONWARD CHAIN



DINING ROOM



LANDSCAPED GARDEN



MODERN BATHROOM



MID TERRACED HOUSE



CUL-DE-SAC LOCATION



STUDY/HOME OFFICE



EN-SUITE



MODERN KITCHEN

VIRTUAL TOUR LINK

<https://premium.giraffe360.com/mpestates/84deb2c4fc27420ba0724d08c4ae9271/>

WALK-THROUGH VIDEO LINK

<https://player.vimeo.com/video/556202222>

Dining Room

11' 3" x 9' 0" (3.43m x 2.75m)

Home Office

13' 3" x 7' 10" (4.05m x 2.40m)

Lounge

14' 9" x 10' 2" (4.50m x 3.10m)

Kitchen

10' 11" x 6' 10" (3.34m x 2.09m)

First Floor Landing

9' 9" x 2' 9" (2.96m x 0.84m)

Bedroom One

11' 7" x 10' 9" (3.53m x 3.27m)

En-suite

10' 3" x 4' 8" (3.12m x 1.42m)

Bedroom Two

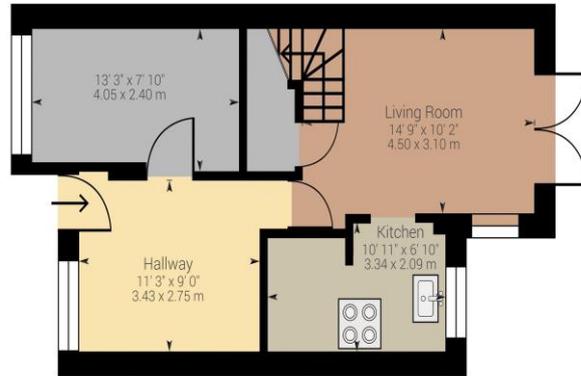
11' 2" x 9' 9" (3.41m x 2.97m)

Bedroom Three

7' 5" x 7' 3" (2.27m x 2.22m)

Family Bathroom

6' 5" x 5' 8" (1.95m x 1.72m)



Approximate net internal area: 468.60 ft² / 43.53 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.

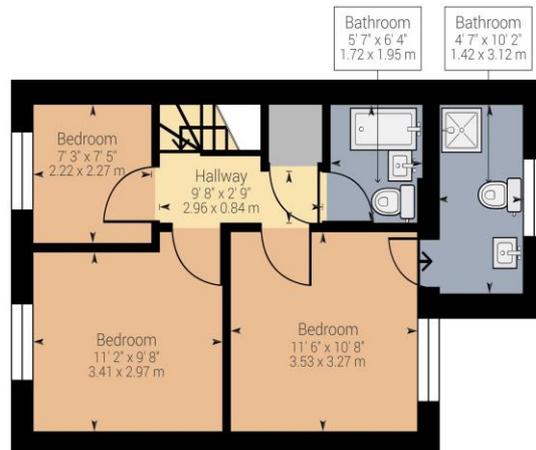
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Bedroom Three

7' 5" x 7' 3" (2.27m x 2.22m)

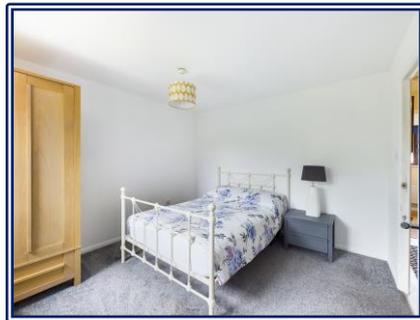
Family Bathroom

6' 5" x 5' 8" (1.95m x 1.72m)



Approximate net internal area: 411.24 ft² / 38.21 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.

