



M&P Estates

SALES | LETTINGS | PROPERTY MANAGEMENT

FOYLE DRIVE

SOUTH OCKENDON | ESSEX | RM15 5LU



PRICE:- GUIDE PRICE £350,000

This delightful and spacious family home comprises a modern family kitchen with utility room, ground floor cloakroom, good size living area, a modern bathroom, mature rear garden, with views over looking a park area. To book your personal accompanied viewing with a member of our Sales Team today call us on 01708 851999



THREE BEDROOMS



GAS RADIATOR CENTRAL HEATING



GROUND FLOOR CLOAKROOM



MATURE REAR GARDEN



MODERN BATHROOM



MID-TERRACED HOUSE



UTILTIY ROOM



KITCHEN/BRAKFAST ROOM



MODERN KITCHEN



COUNCIL TAX BAND C

Accommodation comprises: -

Entrance Door	Double-glazed door leading into porch.
Entrance Porch	Laminate flooring, painted walls, smooth painted ceiling, and wooden glazed door leading into hall.
Hall	Laminate flooring, painted walls, smooth painted ceiling, radiator, and carpeted stairs rising to first floor landing.
Lounge 16' 4" x 15' 7" (4.98m x 4.74m)	Six panelled wooden door, laminate flooring, painted walls, smooth coved painted ceiling, feature fireplace and double-glazed window to front aspect.
Kitchen/Breakfast Room 17' 2" x 9' 10" (5.24m x 2.99m)	Six panelled wooden door, laminate flooring, mainly tiled walls with the remainder painted, smooth painted ceiling, radiator, double glazed window to rear aspect and double-glazed door leading into the rear garden. The kitchen comprises of a number of base and eye level units & roll top work surfaces, inset sink with mixer tap, four ring gas hob with extractor hood and electric oven beneath.
Utility Room	Six panelled wooden door, laminate flooring, painted walls, smooth painted ceiling, double-glazed window to rear aspect, roll top work surface and plumbing for washing machine.
Ground Floor Cloakroom	Six panelled wooden door, laminated flooring, tiled walls, smooth painted ceiling, double-glazed window to rear aspect, corner wash hand basin and low flush wc.
First Floor Landing	Carpeted flooring, painted walls, smooth painted ceiling, double-glazed window to rear aspect and loft hatch leading into loft space.
Bedroom One 11' 11" x 11' 11" (3.64m x 3.64m)	Six panelled wooden door, carpeted flooring, smooth painted ceiling, radiator, and double-glazed window to front aspect.
Bedroom Two 13' 10" x 9' 11" (4.22m x 3.02m)	Six panelled wooden door, carpeted flooring, painted walls with one featured papered wall, radiator, and double-glazed window to front aspect.
Bedroom Three 10' 6" x 8' 10" (3.21m x 2.69m)	Six panelled wooden door, carpeted flooring, painted walls, smooth painted ceiling, radiator, and double-glazed window to rear aspect.
Family Bathroom 9' 6" x 5' 8" (2.9m x 1.73m)	Six panelled wooden door, vinyl flooring, mainly tiled walls with the remainder painted, smooth painted ceiling, radiator, double-glazed window to rear aspect, panelled bath with shower over, pedestal hand basin and low flush wc.
Rear Garden	Fenced borders, paved patio areas, grass lawn with mature shrubs to borders and three sheds.
Front Garden	Fenced borders with path leading to rear garden via a shared alley way. The remainder of the garden is laid to lawn with flower beds to borders.



GROUND FLOOR



1ST FLOOR



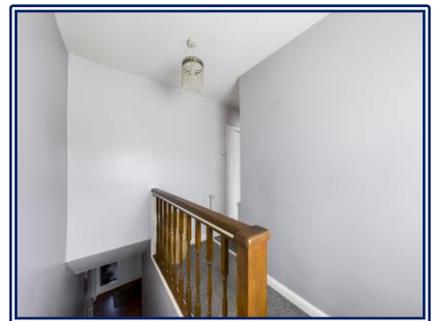
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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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.

Awaiting EPC