



**Kempsters**  
ESTATE AGENTS

77 Erriff Drive  
South Ockendon RM15 5AZ

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Asking price  
**£320,000**



**This well presented three bedroomed house is situated in a quiet and popular location within easy reach of local shops, school, train station and Lakeside Shopping Centre. Features include a nice fitted kitchen/breakfast room, lounge, south facing garden plus ample off road parking.**



- Lounge 13'4 x 12'1
- Fitted kitchen/diner 19'9 x 10'2
- Bedroom one 11'11<13'9 x 11'6
- Bedroom two 13'8 x 10'2
- Bedroom three 8'8 x 8'7
- Bathroom
- Sunny south facing rear garden
- Ample off road parking
- Solar panels



### ENTRANCE HALL

12'2 x 5'11 (3.71m x 1.80m)

Textured ceiling, under stairs storage area, power points, fitted carpet.

### LOUNGE

13'4 x 12'1 (4.06m x 3.68m)

Double glazed bow window to front, textured ceiling, feature fire surround with inset coal effect fire, radiator, power points, laminate floor.

### FITTED KITCHEN/DINER

19'9 x 10'2 (6.02m x 3.10m)

Double glazed window and partially opaque double glazed stable door lead to rear garden, textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, space for electric cooker with fitted extractor canopy above, integrated dishwasher and washing machine, fridge/freezer to remain, part tiling to three walls, radiator, power points, vinyl floor covering to kitchen area, fitted carpet to dining area.

### FIRST FLOOR LANDING

Double glazed window to rear, textured ceiling, access to loft space, large space providing study area, power points, fitted carpet.

### BEDROOM ONE

11'11<13'9 x 11'6 (3.63m<4.19m x 3.51m)

Double glazed window to front, two fitted double wardrobes with matching bridging units, inset chest of drawer unit, built-in storage cupboard, radiator, power points, fitted carpet.

### BEDROOM TWO

13'8 x 10'2 (4.17m x 3.10m)

Double glazed window to front, built in cupboard, radiator, power points, fitted carpet.



### BEDROOM THREE

8'8 x 8'7 (2.64m x 2.62m)

Double glazed window to rear, textured ceiling, built-in cupboard, radiator, power points, fitted carpet.

### BATHROOM

Opaque double glazed window to rear, textured ceiling, suite comprising bath with independent shower unit above, shower screen, pedestal wash hand basin and low flush wc, radiator, tiled walls, vinyl floor covering.

### SUNNY SOUTH FACING REAR GARDEN

in excess of 45' (in excess of 13.72m)

Decking area leading to large patio, matching pathway leads down to further patio and decking area, neatly laid lawn with flower, shrub and tree borders. Covered access leads through to:

### FRONT GARDEN

Cobbled driveway providing off road parking for two to three vehicles.









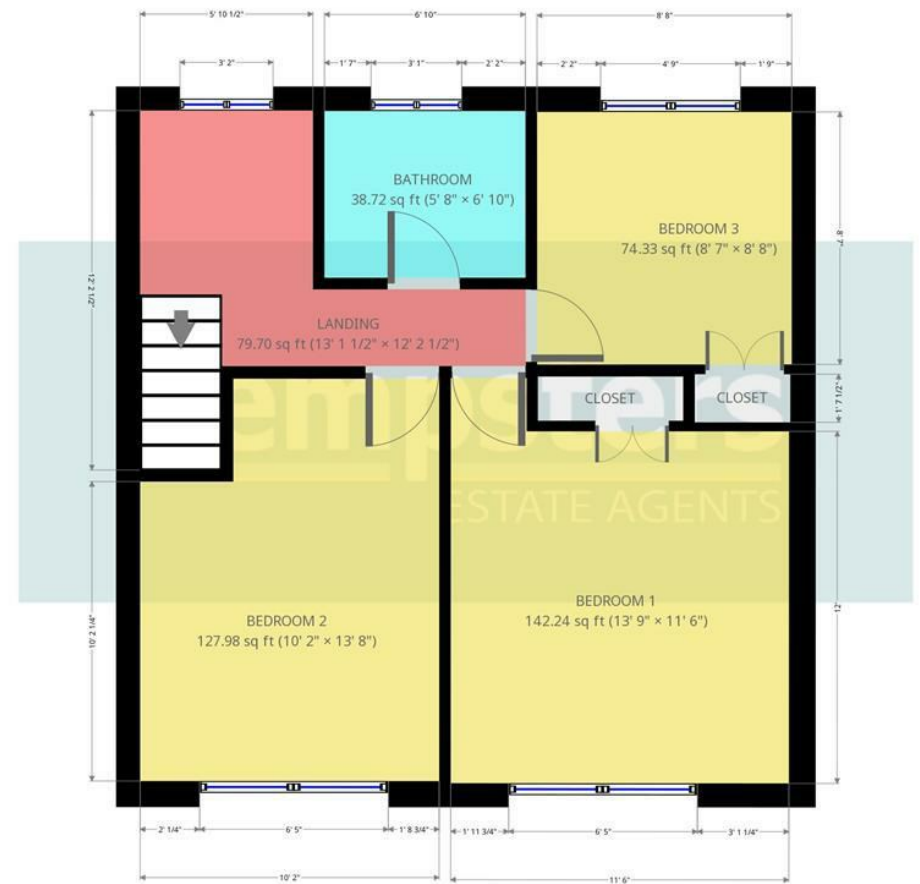
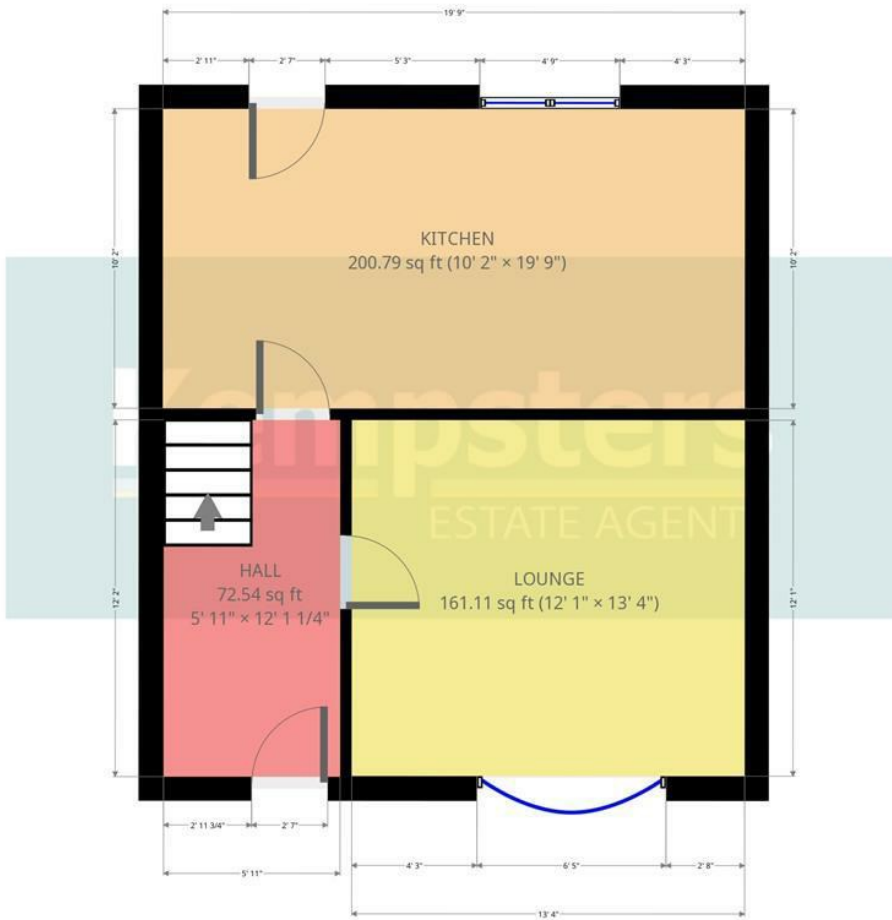












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