



Kempsters
ESTATE AGENTS

2 Aspen Way
Brandon Groves South Ockendon RM15

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Asking price
£400,000

This delightful three bedroom detached property is in the sort after area of Brandon Groves in a very popular cul de sac. The property benefits from a ground floor toilet and large conservatory, a fitted kitchen, a large lounge with a separate but adjoining dining room, three large bedrooms, detached garage and is alarmed with CCTV.



- Lounge 14'9 x 13'0 reducing to 10'1
- Dining Room 9'8 x 9'7
- Fitted Kitchen 9'7 x 9'7
- Ground Floor Toilet 6'6 x 3'2
- Conservatory 14'7 x 9'8 reducing to 6'7
- Bedroom One (13'5 x 9'4) with En Suite
- Bedroom Two 11'2 x 9'4
- Bedroom Three 9'10 x 8'2
- Family Bathroom 7'11 x 6'0
- Alarm and CCTV system

ENTRANCE HALLWAY

Smooth ceiling with coving, smooth painted walls, carpeted floor, radiator, under-stairs cupboard, stairs to first floor landing, door to front aspect and doors leading into:-

LOUNGE

14'9 x 13'0 reducing to 10'1 (4.50m x 3.96m reducing to 3.07m)

Smooth ceiling with coving, smooth painted walls, carpeted floor, radiator, patio doors to conservatory and French doors lead into dining room.

CONSERVATORY

14'7 x 9'8 (4.45m x 2.95m)

Smooth painted wall, laminated wooden floor, air conditioning, patio doors to lounge and French doors lead to the rear garden.

DINING ROOM

9'8 x 9'7 (2.95m x 2.92m)

Smooth ceiling with coving, smooth painted walls, door and double glazed windows to rear garden, carpeted floor, radiator and door leading into fitted kitchen.

GROUND FLOOR TOILET

6'6 x 3'2 (1.98m x 0.97m)

Smooth ceiling with coving, smooth painted walls, carpeted floor, radiator, wash hand basin and low flush toilet.

FITTED KITCHEN

9'7 x 9'7 (2.92m x 2.92m)

Smooth ceiling, smooth painted walls with tiled splash backs, double glazed window to front and double glazed door to side aspect, tiled floor, a range of white gloss wall and base units with contrasting work surface, electric hob with extractor over, electric oven, ceramic sink with mixer tap, integrated fridge freezer and space for eye level microwave.

FIRST FLOOR LANDING

Smooth ceiling with coving, smooth painted walls, carpeted floor, double glazed window from stairs to front aspect, carpeted stairs to ground floor, built in cupboard, loft access and doors leading into:-

BEDROOM ONE

13'5 x 9'4 (4.09m x 2.84m)

Smooth ceiling and coving, smooth painted walls, double glazed window to rear, fitted wardrobes with built in CCTV monitor, radiator, carpeted floor, air conditioning and door leading into:-

EN SUITE BATHROOM

7'11 x 4'1 (2.41m x 1.24m)

Smooth ceiling with partially tiled walls, double glazed window to side aspect, large walk in electric shower with sliding glass door, vinyl flooring, radiator, wash hand basin and low flush toilet.



BEDROOM TWO

11'2 x 9'4 (3.40m x 2.84m)

Smooth ceiling with coving, smooth painted walls, double glazed window to rear, carpeted floor, radiator and three built in cupboard/wardrobes.

BEDROOM THREE

9'10 x 8'2 (3.00m x 2.49m)

Smooth ceiling with coving, smooth painted walls, double glazed window to front, carpeted floor, radiator and small built in cupboard.

FAMILY BATHROOM

7'11 x 6'0 (2.41m x 1.83m)

Smooth ceiling with partially tiled walls, double glazed window to front, carpeted floor, radiator, paneled bath with shower over and shower curtain, wash hand basin and low flush toilet.

EXTERIOR

At the front of the property there is an open porch and a cobbled effect paved area, driveway leading to the garage and a side gate giving access to the rear garden. The private rear garden has a large patio area and a decorative lawn with flower and shrub border and an ornamental pond. There is a side door giving access to the single garage

DETACHED GARAGE

16'0 x 7'6 (4.88m x 2.29m)

There is a single detached garage which has power and lighting and a side access door to the rear garden.











Kempsters Estate Agents take no responsibility for any error, omission, misstatement or use of data shown. This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation...

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(29-34) E			
(23-28) F			
(1-22) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(29-34) E			
(23-28) F			
(1-22) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		