



**Kempsters**  
ESTATE AGENTS

28 Medlar Drive  
Brandon Groves South Ockendon RM15

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Offers in the region  
**£474,500**



**This four bedroom detached property is located in the popular Brandon Groves and over looks a decorative green. It has a lounge with separate dining room, large conservatory, a master bedroom with en suite shower room and integral garage.**



- Lounge 15'0 x 11'2
- Dining Room 10'0 x 9'10
- Large Conservatory
- Master Bedroom 13'6 x 12'6
- En Suite Bathroom 8'0 x 3'2
- Bedroom Two 13'2 x 10'9
- Bedroom Three 9'7 x 9'2
- Bedroom Four 9'6 x 7'10
- Double Glazed & Central Heating
- Integral Garage 16'8 x 8'6



### ENTRANCE HALLWAY

Textured ceiling, smooth painted walls, carpeted floor, double glazed wooden door to front, carpeted stairs leading to first floor landing and internal doors leading to:-

### LOUNGE

15'0 x 11'2 (4.57m x 3.40m)

Textured ceiling with coving, smooth painted walls, double glazed window to front, carpeted floor, radiator and double doors leading into:-

### DINING

10'0 x 9'10 (3.05m x 3.00m)

Textured ceiling with coving, smooth painted walls, laminated wooden floor, door leading into kitchen and double doors leading into:-

### CONSERVATORY

25'7 x 13'5 reducing to 8'3 (7.80m x 4.09m reducing to 2.51m)

Laminated wooden floor, ceiling fan, two electric radiators and double doors lead to the rear garden.

### FITTED KITCHEN/BREAKFAST ROOM

13'11 x 9'8 (4.24m x 2.95m)

Textured ceiling, smooth painted walls, double glazed window to conservatory and another to side aspect, vinyl flooring, radiator, a range of wall and base units in oak with contrasting work surfaces, gas hob with extractor over, electric oven, stainless steel sink, space for large fridge/freezer and dining area.

### UTILITY ROOM

5'7 x 4'11 (1.70m x 1.50m)

Textured ceiling, smooth painted walls, door to rear garden, spaces for a washing machine and drying machine,



### GROUND FLOOR TOILET

5'8 x 3'0 (1.73m x 0.91m)

Textured ceiling, painted walls, double glazed window to side aspect, vinyl floor, hand wash basin on pedestal and low flush toilet.

### FIRST FLOOR LANDING

Smooth ceiling and smooth painted walls, carpeted floor, loft access and doors leading into:-

### BEDROOM ONE

13'6 x 12'6 (4.11m x 3.81m)

Textured ceiling with smooth painted walls, double glazed window to front with view to the green, carpeted floor, built in wardrobes, radiator and door leading into the En Suite shower room.

### EN SUITE SHOWER ROOM

8'0 x 3'2 (2.44m x 0.97m)

Textured ceiling, smooth painted and partially tiled walls, hand wash basin on pedestal, walk in shower and low flush toilet.







## BEDROOM TWO

13'2 x 10'9 (4.01m x 3.28m)

Textured ceiling with smooth painted walls, double glazed window to front, fitted wardrobes, radiator and carpeted floor.

## BEDROOM THREE

9'7 x 9'2 (2.92m x 2.79m)

Textured ceiling with smooth painted walls, double glazed window to rear, carpeted floor and radiator.

## BEDROOM FOUR

9'6 x 7'10 (2.90m x 2.39m)

Textured ceiling with smooth painted walls, double glazed window to rear, carpeted floor and radiator.

## BATHROOM

6'4 x 5'7 (1.93m x 1.70m)

Textured ceiling with partially tiled walls, double glazed window to rear, vinyl floor, paneled bath with shower over and shower curtain, hand wash basin on pedestal and low flush toilet.

## EXTERIOR

There is a small garden area at the front of the property and a driveway leading to the garage. The rear garden is approximately 45' x 30' and has a block paved patio, lawn area and a side gate access.

## INTEGRAL GARAGE

16'8 x 8'6 (5.08m x 2.59m)

The garage has power and lighting and a side access door.



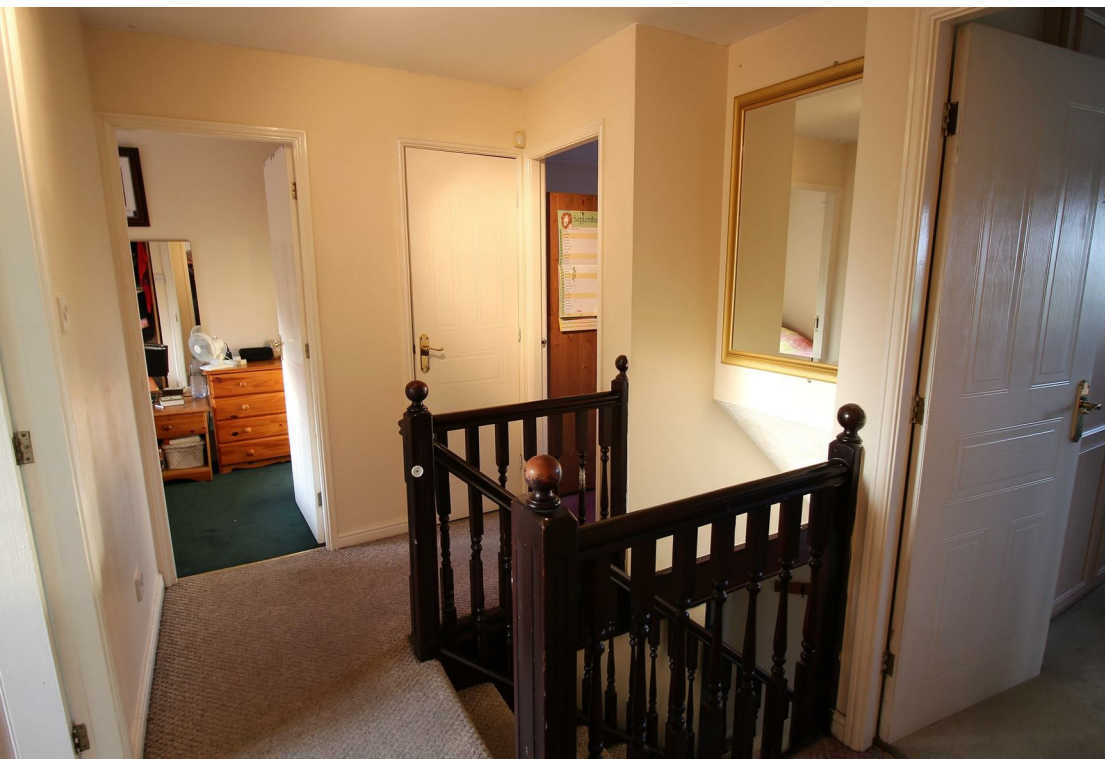




















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