



Kempsters
ESTATE AGENTS

22 Frances Gardens
South Ockendon RM15 5HT

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Offers in excess of
£320,000

This spacious four bedroom semi detached house is situated in a convenient location within easy walking distance of local shops and South Ockendon c2c rail station. Features include a fitted kitchen, lounge, conservatory, ground floor cloakroom, usable loft room, approx 40' rear garden plus off road parking.



- Lounge 16' max x 15'5
- Fitted kitchen 16' x 9'
- Conservatory 11'4 x 9'5
- Ground floor cloakroom
- Four bedrooms
- Usable loft room 18'3 x 8'7
- Shower room
- Rear garden approx 40'
- Ample off road parking

ENTRANCE

Door with opaque double glazed inserts leads to:

ENTRANCE PORCH

Textured ceiling, fitted carpet. Partially opaque glazed door leads to:

LOUNGE

16' max x 15'5 (4.88m max x 4.70m)

Double glazed bow window to front, coved and textured ceiling, access to first floor, feature fireplace with raised hearth and inset coal effect fire, two radiators, power points, fitted carpet.

FITTED KITCHEN

16' x 9' (4.88m x 2.74m)

Double glazed window to rear, smooth plastered ceiling with inset spotlights, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, range style cooker to remain, integrated extractor, dishwasher and fridge/freezer, space and plumbing for washing machine, space for tumble dryer, part tiling to three walls, built-in under stairs storage cupboard, power points, tiled floor. Open plan to:

INNER LOBBY

7'2 x 5'4 (2.18m x 1.63m)

Smooth plastered ceiling, double doors leading to conservatory, radiator, power points, tiled floor. Door to:

GROUND FLOOR CLOAKROOM

Opaque double glazed window to front, smooth plastered ceiling with inset spotlights, suite comprising vanity unit with inset wash hand basin and low flush wc, two fitted cupboards, tiled floor.

CONSERVATORY

11'4 x 9'5 (3.45m x 2.87m)

Double glazed windows to rear and side, double glazed patio doors lead to rear garden, smooth plastered ceiling, power points, fitted carpet.

FIRST FLOOR LANDING

Textured ceiling, door providing access to stairs leading to loft room, fitted carpet.

USABLE LOFT ROOM

18'3 x 8'7 (5.56m x 2.62m)

Velux style window to rear, built-in eaves storage cupboard, power points, fitted carpet.

BEDROOM ONE

11' x 10'8 (3.35m x 3.25m)

Double glazed window to front, smooth plastered ceiling, range of fitted wardrobes with inset chest of drawer units to one, wall, matching dressing unit, radiator, power points, fitted carpet.

BEDROOM TWO

11'6 max x 9'8 (3.51m max x 2.95m)

Double glazed window to rear, smooth plastered ceiling, radiator, power points, fitted carpet.



BEDROOM THREE

7'9 x 6'10 (2.36m x 2.08m)

Double glazed window to front, textured ceiling, radiator, power points, fitted carpet.

BEDROOM FOUR

7'9 x 5'4 (2.36m x 1.63m)

Double glazed window to front, textured ceiling, radiator, power points, fitted carpet.

SHOWER ROOM

Opaque double glazed window to rear, smooth plastered ceiling, suite comprising shower cubicle, pedestal wash hand basin and low flush wc, heated towel rail, tiled floor.

REAR GARDEN

in excess of 40' (in excess of 12.19m)

Large patio area with raised flower border, step to large decking area with inset fish pond, pergola, large shed with power and light, outside tap, covered pedestrian access leads to:

FRONT GARDEN

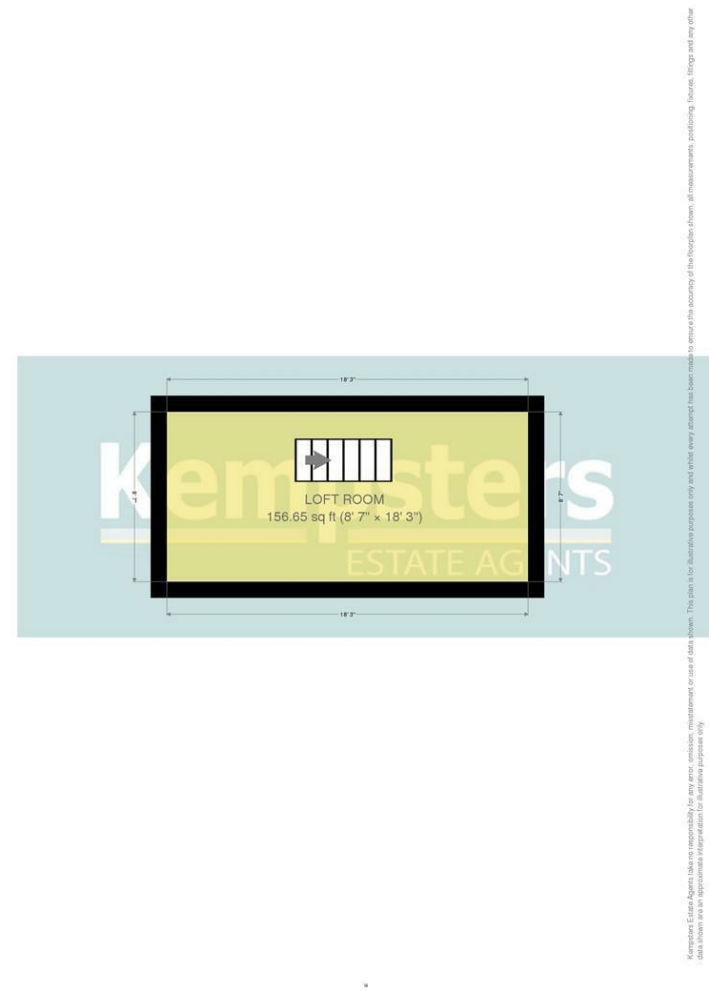
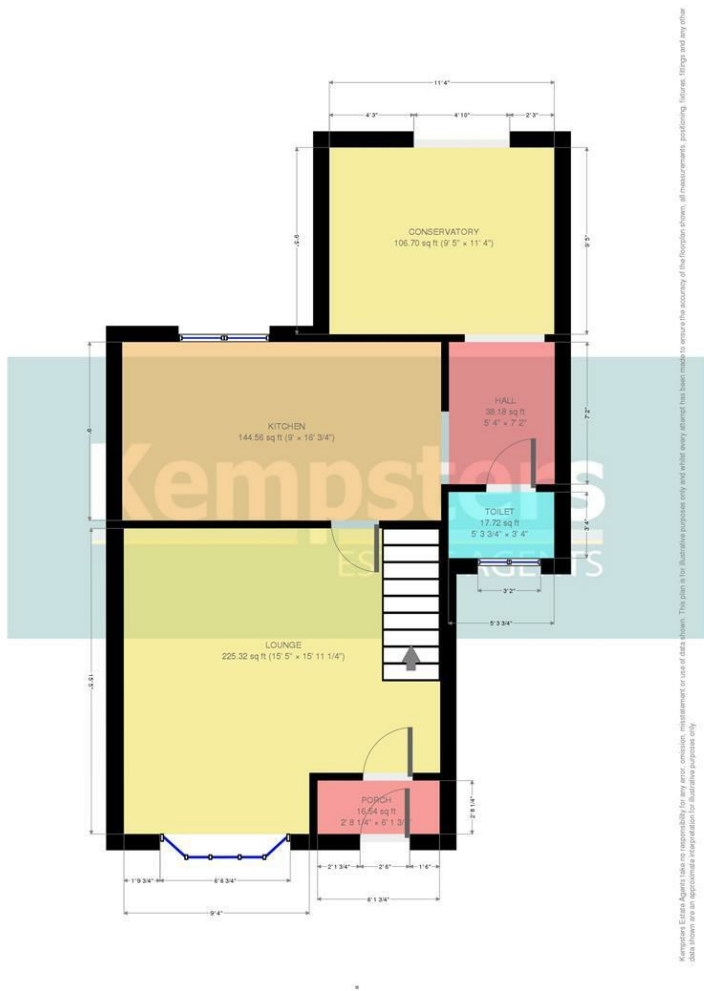
With hard standing providing off road parking for several vehicles.











Disclaimer: This brochure is for illustrative purposes only and, whilst every attempt has been made to ensure accuracy. Kempsters Estate Agents Ltd take no responsibility for any error, omission, mis-statement or use of any of the information shown. No appliances or main services have been checked.

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