



Kempsters
ESTATE AGENTS
FOR SALE
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46 Shannon Way
Aveley South Ockendon RM15 4QU

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Asking price
£299,950

This well presented three bed roomed semi detached house is situated in a popular location close to local shops, schools and A13/M25 road links. The property offers scope for extension (subject to planning permission) and is offered with no onward chain. 360 VIRTUAL TOUR AVAILABLE



- Lounge 14' x 13'5
- Fitted kitchen/breakfast room 17'5 x 7'10
- Bedroom one 12'6<13'1 x 9'9
- Bedroom two 9'9 x 7'5<8'7
- Bedroom three 7'6<10'2 x 7'5
- Stylish bathroom
- Sunny west facing rear garden
- Off road parking for two vehicles plus potential for more
- Potential for extension (subject to planning permission)

ENTRANCE HALL

Coved and textured ceiling, access to first floor, radiator, laminate floor.

LOUNGE

14' x 13'5 (4.27m x 4.09m)

Double glazed bow window to front, coved and textured ceiling, built-in under stairs storage cupboard, radiator, power points, fitted carpet.

FITTED KITCHEN/BREAKFAST ROOM

17'5 x 7'10 (5.31m x 2.39m)

Double glazed window and double glazed French doors with matching side window to rear, smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob and canopy with extractor, space for dishwasher, washing machine and large fridge/freezer, concealed gas central heating boiler, part tiling to three walls, radiator, power points, tiled floor to kitchen area, laminate floor to breakfast area.

FIRST FLOOR LANDING

Double glazed window to side, textured ceiling, access to loft space, fitted carpet.

BEDROOM ONE

12'6<13'1 x 9'9 (3.81m<3.99m x 2.97m)

Two double glazed windows to front, coved and smooth plastered ceiling, radiator, power points, fitted carpet.

BEDROOM TWO

9'9 x 7'5<8'7 (2.97m x 2.26m<2.62m)

Double glazed window to rear, textured ceiling, radiator, power points, laminate floor.

BEDROOM 3

7'6<10'2 x 7'5 (2.29m<3.10m x 2.26m)

Double glazed window to front, coved and smooth plastered ceiling, built-in wardrobe/cupboard, radiator, power points, laminate floor.



BATHROOM

Opaque double glazed window to rear, textured ceiling, suite comprising bath, vanity unit with inset wash hand basin and low flush toilet, radiator, vinyl floor covering.

REAR GARDEN

in excess of 33' (narrowing to a point) (in excess of 10.06m (narrowing to a point))

Large decking area, remainder neatly laid to lawn with mulch and decorative stone borders, timber shed, side access.

FRONT GARDEN

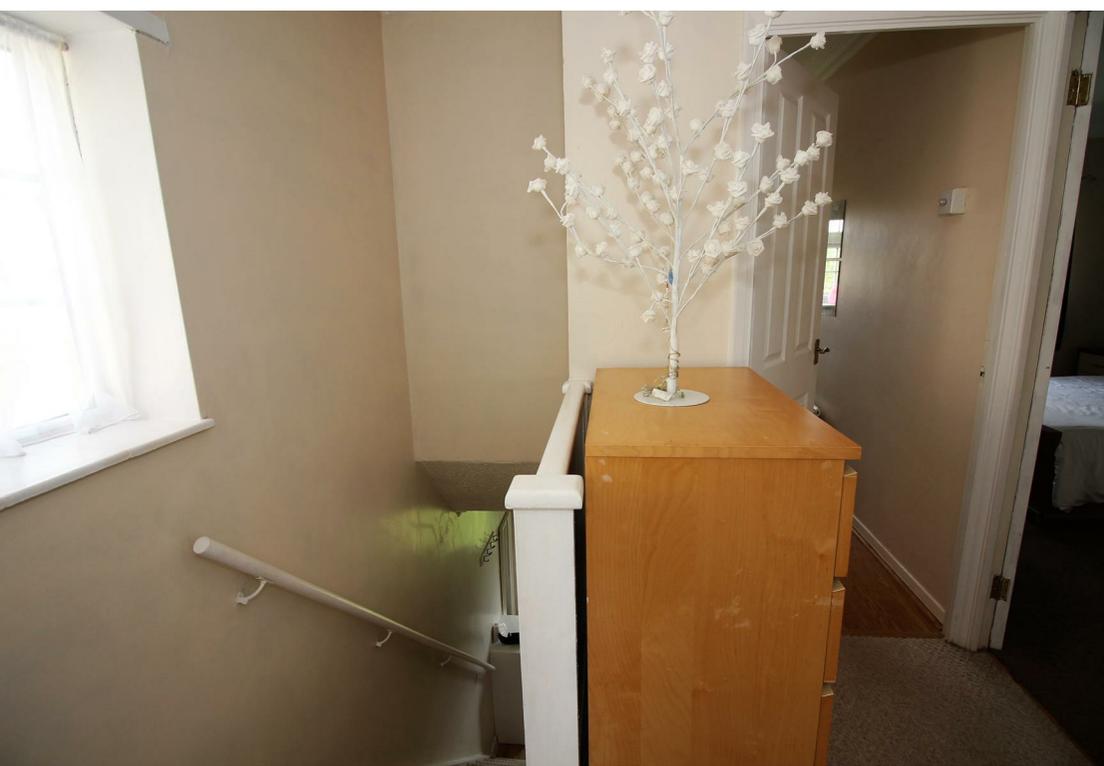
in excess of 50' (narrowing to a point) (in excess of 15.24m (narrowing to a point))

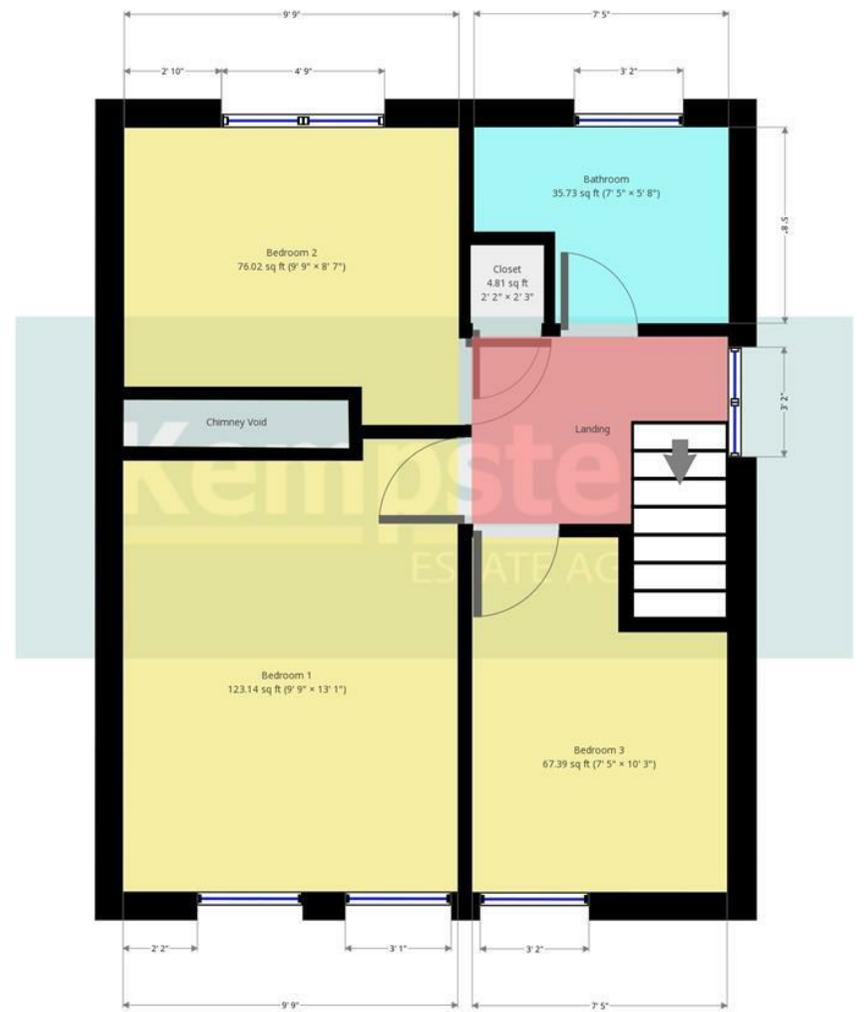
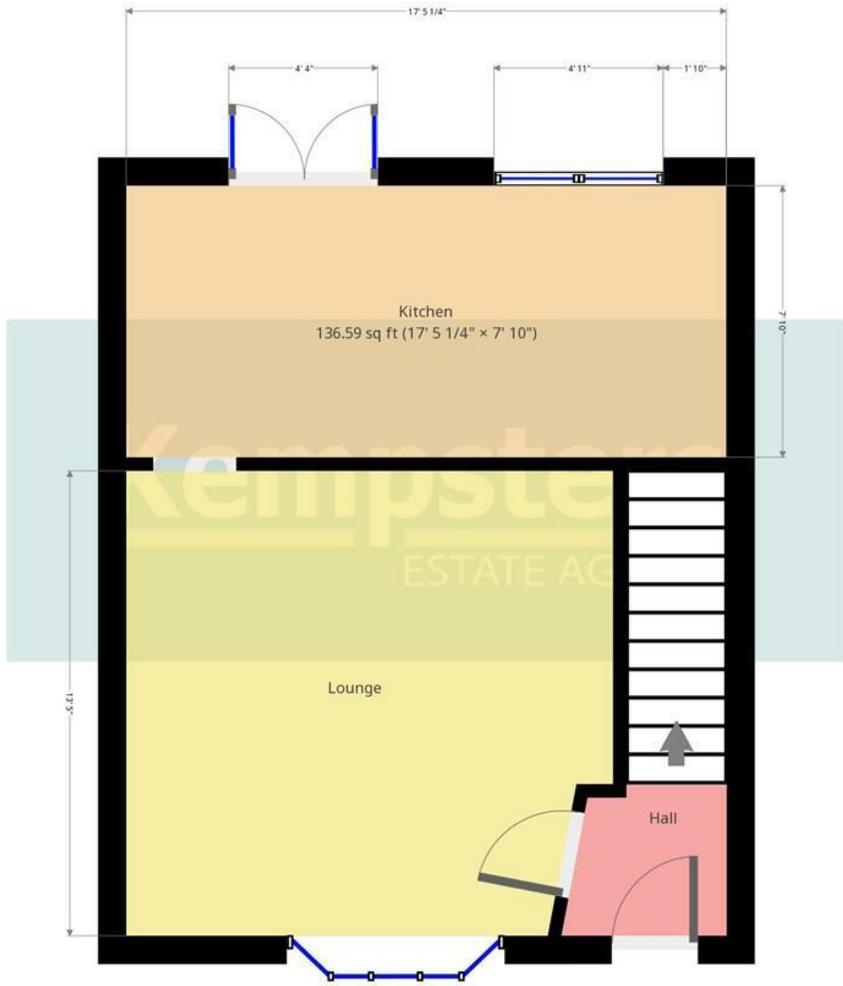
Laid to lawn with hedge surround. Off road parking for two vehicles plus potential for more.











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 ...

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(85-92) A			(82 plus) A		
(65-84) B			(81-81) B		
(45-64) C			(59-80) C		
(25-44) D			(54-58) D		
(15-24) E			(49-53) E		
(5-14) F			(25-48) F		
(1-4) G			(1-20) G		
All energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
	EU Directive 2002/91/EC			EU Directive 2002/91/EC	

Energy Efficiency Rating: Current 49, Potential 87
 Environmental Impact (CO₂) Rating: Current 42, Potential 86