



Kempsters
ESTATE AGENTS

49 Church View
Aveley South Ockendon RM15 4LJ

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Asking price
£315,000

This three bedroom semi detached house is situated in a nice location within easy reach of A13/M25 road links and a short bus or car journey to Purfleet or South Ockendon station. Features include two receptions, kitchen, ground floor toilet, good size bedrooms, sunny south facing rear garden plus off road parking for two vehicles. 360 VIRTUAL TOUR AVAILABLE..



- Lounge 12'5 x 11'10
- Dining room 11'5 x 10'8
- Kitchen 11'5 x 8'3
- Ground floor toilet
- Bedroom one 12'8 x 10'2
- Bedroom two 12'8 x 10'8
- Bedroom three 8'11 x 7'11
- Shower room
- South facing rear garden approx 50'
- Off road parking for two vehicles

ENTRANCE PORCH

Carpet. UPVC door with opaque double glazed inserts leads to:

ENTRANCE HALL

Double glazed window to side, access to first floor, under stairs storage cupboard, radiator, power point, carpet.

LOUNGE

12'5 x 11'10 (3.78m x 3.61m)

Double glazed bay window to front, picture rail, fireplace with inset coal effect fire, radiator, power points, fitted carpet.

DINING ROOM

11'5 x 10'8 (3.48m x 3.25m)

Double glazed window to rear, fireplace with inset coal effect fire, fitted cupboards with display shelving, radiator, power points, carpet.

KITCHEN

11'5 x 8'3 (3.48m x 2.51m)

Two double glazed windows to side, textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, space for gas cooker, space for fridge/freezer and washing machine, partly tiled walls, power points, carpet.

INNER LOBBY

Half opaque glazed door to front, large built-in storage cupboard, decked flooring. Door to:

GROUND FLOOR TOILET

Double glazed window to side, tiled walls, low flush toilet, tiled floor.

FIRST FLOOR LANDING

Opaque double glazed window to side, access to loft space, power point, carpet.

BEDROOM ONE

12'8 x 10'2 plus door recess (3.86m x 3.10m plus door recess)

Double glazed window to front, built-in wardrobe, radiator, power points, carpet.

BEDROOM TWO

12'8 x 10'8 (3.86m x 3.25m)

Double glazed window to rear, built-in wardrobe, built-in storage cupboard, radiator, power points, carpet.

BEDROOM THREE

8'11 x 7'11 (2.72m x 2.41m)

Double glazed window to front, power points, carpet.

SHOWER ROOM

Opaque double glazed window to rear, coved ceiling, suite comprising shower cubicle, vanity unit with inset wash hand basin and low flush toilet, extract fan, radiator, tiled walls, tiled floor.

SOUTH FACING REAR GARDEN

in excess of 50' (in excess of 15.24m)

Large patio area, remainder laid to lawn with mature flower, shrub and tree borders, outside tap, storage shed.

FRONT GARDEN

Brick paved driveway providing off road parking for two vehicles, shrub border.





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No appliances or main services have been checked.

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