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Kempsters
ESTATE AGENTS

42 Sycamore Way
Brandon Groves South Ockendon RM15

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Asking price
£390,000

This attractive three bedroom detached house is situated in a great location within walking distance of South Ockendon c2c train station. Features include a large conservatory, lounge, dining room, fitted kitchen, en suite to bedroom one, south facing rear garden garage and ample parking plus NO ONWARD CHAIN.



- NO ONWARD CHAIN
- Lounge 15'3 x 10'10
- Dining room 8'9 x 8'3
- Fitted kitchen 9'1 x 8'9
- Conservatory 13'4 x 9'1
- Three bedrooms
- En suite to bedroom one
- Family bathroom
- South facing rear garden approx 36'
- Garage and further off road parking

ENTRANCE HALL

Opaque double glazed window to front, access to first floor, radiator, laminate floor.

GROUND FLOOR CLOAKROOM

Opaque double glazed window to side, suite comprising wash hand basin and low flush toilet, radiator, laminate floor.

LOUNGE

15'3 x 10'10 (4.65m x 3.30m)

Double glazed patio doors lead to conservatory, radiator, power points, laminate floor.

CONSERVATORY

13'4 x 9'1 (4.06m x 2.77m)

Double glazed windows to rear and sides, double glazed French doors lead to rear garden, radiator, power points, tiled floor.

DINING ROOM

8'9 x 8'3 (2.67m x 2.51m)

Double glazed window to front, radiator, power points, laminate floor. Archway to:

KITCHEN

9'1 x 8'9 (2.77m x 2.67m)

Double glazed window to rear, door to side, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob, extractor canopy, fridge/freezer and dishwasher, space for washing machine, partly tiled walls, power points, laminate floor.

FIRST FLOOR LANDING

Power points, fitted carpet.

BEDROOM ONE

11'8 x 9' (3.56m x 2.74m)

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

EN SUITE

Opaque double glazed window to rear, suite comprising shower cubicle, vanity unit with inset wash hand basin and low flush toilet, shaver point, partly tiled walls, radiator, tiled floor.



BEDROOM TWO

12'3 x 7'9 (3.73m x 2.36m)

Double glazed window to front, storage cupboard, radiator, power points, fitted carpet.

BEDROOM THREE

8'10 x 7'9 (2.69m x 2.36m)

Double glazed window to rear, access to loft space (which we understand is boarded with a light), radiator, power points, laminate floor.

BATHROOM

Opaque double glazed window to rear, suite comprising

bath with mixer tap and shower attachment, wash hand basin and low flush toilet, shaver point, radiator, partly tiled walls, fitted carpet.

REAR GARDEN

in excess of 36' (in excess of 10.97m')

Immediate patio area, remainder laid to lawn with fence surround, shed with power and light, side access leads to:

FRONT GARDEN

Brick paved providing off road parking.

GARAGE

With power and light. Driveway providing off road parking.











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