



Kempsters
ESTATE AGENTS

39 Poplar Close
Brandon Groves South Ockendon RM15

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Asking price
£525,000

This outstanding four bedroom detached house is tucked away in a lovely corner position within the popular Brandon Groves development. Features include a spacious lounge/diner, fitted kitchen/breakfast room, utility, study/possible bedroom five, en suite to master bedroom, unoverlooked south facing rear garden, double width garage and ample parking. 360 VIRTUAL TOUR AVAILABLE.



- Lounge/diner 25'3 x 11'6
- Fitted kitchen/breakfast room 13'7 x 10'4
- Utility room 6'9 x 6'
- Study/possible bedroom five 9'6 x 8'9
- Bedroom one 12'4 x 10'7 with en suite
- Stylish bathroom
- Sunny south facing rear garden approx 47'
- Double width garage
- Ample parking
- Lovely corner position

ENTRANCE HALL

Coved and textured ceiling, access to first floor, built-in under stairs storage cupboard, radiator, power point, wood flooring.

GROUND FLOOR CLOAKROOM

Opaque double glazed window to side, coved and textured ceiling, suite comprising wash hand basin and low flush toilet, radiator, wood flooring.

STUDY

9'6 x 8'9 (2.90m x 2.67m)

Double glazed window to front, coved and textured ceiling, radiator, power points, wood flooring.

LOUNGE/DINER

25'3 x 11'6 (7.70m x 3.51m)

Double glazed bay window to front, double glazed patio doors lead to rear garden, coved and smooth plastered ceiling, feature fireplace with inset pebble effect fire, two radiators, power points, wood flooring.

KITCHEN/BREAKFAST ROOM

13'7 x 10'4 (4.14m x 3.15m)

Double glazed window to rear, coved and textured ceiling with inset spotlights, range of base and eye level units with rolled edge work surfaces, inset single drainer sink unit, integrated oven, hob, extractor, fridge/freezer and dishwasher, part tiling to three walls, radiator, power points, tiled floor.

UTILITY ROOM

6'9 x 6' (2.06m x 1.83m)

Partially opaque double glazed door to side, coved and textured ceiling, extractor fan, range of base and eye level units with rolled edge work surfaces, inset single drainer sink unit, space for washing machine and further appliance, wall mounted gas central heating boiler, partly tiled walls, radiator, power points, tiled floor.



FIRST FLOOR LANDING

Double glazed window to front, coved and textured ceiling, access to loft space, built-in airing cupboard, radiator, power point, fitted carpet.

BEDROOM ONE

12'4 x 10'7 (3.76m x 3.23m)

Double glazed window to rear, coved and textured ceiling, large built-in wardrobe, radiator, power points, fitted carpet.

EN SUITE

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

BEDROOM TWO

11'6 x 10'8 (3.51m x 3.25m)

Double glazed window to front, coved and textured ceiling, large built-in wardrobe, radiator, power points, fitted carpet.



BEDROOM THREE

11'5 x 8'9 (3.48m x 2.67m)

Double glazed window to rear, coved and textured ceiling, radiator, power points, fitted carpet.

BEDROOM FOUR

9'7 x 8'9 (2.74m x 2.13m x 2.44m x 2.74m)

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

BATHROOM

Opaque double glazed window to side, coved and textured ceiling, extractor fan, suite comprising bath with mixer tap and shower attachment, shower screen, vanity unit with inset wash hand basin and low flush toilet, full tiling to bath area, remainder partly tiled, shaver point, radiator, vinyl floor covering.

SUNNY SOUTH FACING REAR GARDEN

in excess of 47' (in excess of 14.33m')

Large patio area, neatly laid lawn with mature shrubs and trees, fence surround, timber shed, outside tap, outside lighting. Side access leads to:

FRONT GARDEN

Laid to lawn with brick paved pathway, wrought iron fence surround. Personal door to:

DOUBLE GARAGE

With power and light. Driveway in front providing further off road parking for two vehicles.













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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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37 Orsett Road Grays, Essex RM17 5DS • Tel: 01375 394 732 • Email: sales@kempsters.com

