



Kempsters
ESTATE AGENTS

72 Cherry Tree Drive
Brandon Groves South Ockendon RM15

3

1

1

Offers in the region
£325,000

This well presented three bedroom house is situated in a lovely position overlooking a green to the front. Features include a bright lounge, fitted kitchen/diner, good size bedrooms, stylish bathroom, approx 38' rear garden plus integral garage and further parking space. NO ONWARD CHAIN. 360 VIRTUAL TOUR AVAILABLE.



- Lounge 16'11 x 11'9 reducing to 7'10
- Fitted kitchen/diner 11'9 x 8'1
- Bedroom one 11'10 x 11'9
- Bedroom two 11'4 x 8'1
- Bedroom three 9'9 x 8'4
- Stylish bathroom
- Rear garden approx 38'
- Integral garage
- Further parking space
- NO ONWARD CHAIN

ENTRANCE PORCH

Textured ceiling, radiator, fitted carpet.

LOUNGE

16'11 x 11'9 reducing to 7'10 (5.16m x 3.58m reducing to 2.39m)

Double glazed bay window to front, textured ceiling, access to first floor, feature fireplace with inset coal effect fire, radiator, power points, laminate floor.

KITCHEN/DINER

11'9 x 8'1 (3.58m x 2.46m)

Double glazed window and half double glazed door lead to rear garden, textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob and extractor, space for washing machine and fridge, wall mounted gas central heating boiler, part tiling to three walls, radiator, power points, tiled floor.

FIRST FLOOR LANDING

Textured ceiling, access to loft space, built-in airing cupboard, power point, laminate floor.

BEDROOM 1

12'8 reducing to 11'10 x 11'9 (3.86m reducing to 3.61m x 3.58m)

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

BEDROOM 2

11'4 x 8'1 (3.45m x 2.46m)

Double glazed window to front, textured ceiling, range of fitted wardrobes to one wall, radiator, power points, laminate floor.

BEDROOM 3

9'9 x 8'4 (2.97m x 2.54m)

Double glazed window to rear, textured ceiling, large built-in storage cupboard, radiator, power points, laminate floor.



BATHROOM

7'9 x 5'9 (2.36m x 1.75m)

Opaque double glazed window to rear, textured ceiling, extractor fan, suite comprising bath with mixer tap and shower attachment, pedestal wash hand basin and low flush toilet, part tiling to three walls, shaver point, radiator, tiled floor.

REAR GARDEN

in excess of 38' (in excess of 11.58m)

Large patio area, neatly laid lawn leading to raised composite decking area, timber shed, outside lighting, outside tap, door to garage.

FRONT GARDEN

Laid with decorative stone. Driveway providing off road parking and leading to:

INTEGRAL GARAGE

17'7 x 8'8 (5.36m x 2.64m)

With power and light.



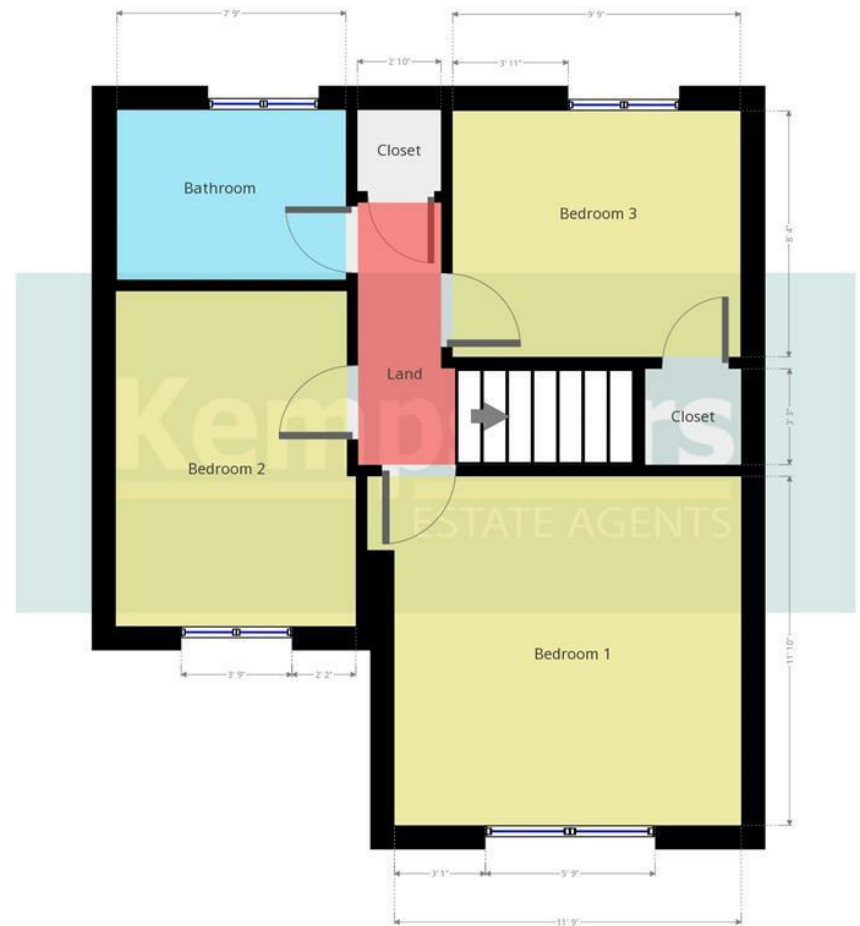








Kempsters Estate Agents take no responsibility for any error, omission, misstatement or use of data shown. This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate...



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...

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.

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

