Kempsters
ESTATE AGENTS

20 Cawdor Avenue
South Ockendon RM15 5RF

3 1 1

Offers in the region
£320,000

No expense has been spared in the renovation of this outstanding three bedroomed semi detached house which is situated in a convenient location within walking distance of local shops, schools and c2c train station. Features include a spacious lounge, lovely new kitchen/breakfast room, stylish new bathroom, sunny west facing garden, garage and parking plus no onward chain.

- Double Glazing
- New Gas Central Heating
- Lounge 20'8 x 11'10
- New Fitted Kitchen/Breakfast Room 20'8 x 7'8
- Bedroom One 11'0 x 10'0
- Bedroom Two 13'7 x 8'2
- Bedroom Three 9'0 x 7'3
- Stylish New Bathroom 7'10 x 5'5
- Sunny west facing rear garden approx 40’
- Garage and parking

ENTRANCE PORCH
7'0 x 4'2 (2.13m x 1.27m)
Double glazed windows to front and side, smooth plastered ceiling with inset spotlights, laminate floor.

LOUNGE
20'8 x 11'10 (6.30m x 3.61m)
Double glazed window to front, smooth plastered ceiling with inset spotlights, access to first floor, built-in meter cupboard, radiator, power points, laminate floor. Open plan to:

KITCHEN/BREAKFAST ROOM
20'8 x 7'8 (6.30m x 2.34m)
Double glazed window to side, double glazed French doors lead to rear garden, smooth plastered ceiling with inset spotlights, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, microwave combi, hob, canopy with extractor, dishwasher and washing machine, free standing fridge/freezer, concealed gas central heating boiler, part tiling to three walls, radiator, power points, laminate floor.

FIRST FLOOR LANDING
Double glazed window to side, smooth plastered ceiling with inset spotlights, fitted carpet.

BEDROOM ONE
11'0 x 10'0 (3.35m x 3.05m)
Double glazed window to front, smooth plastered ceiling, large wardrobe recess, built-in cupboard, radiator, power points, fitted carpet.

BEDROOM TWO
13'7 x 8'2 (4.14m x 2.49m)
Double glazed window to rear, smooth plastered ceiling, access to loft space, built-in cupboard, radiator, power points, fitted carpet.

BEDROOM THREE
9'0 x 7'3 (2.74m x 2.21m)
Double glazed window to front, smooth plastered ceiling, radiator, power points, fitted carpet.

BATHROOM
7'10 x 5'5 (2.39m x 1.65m)
Opaque double glazed window to rear, smooth plastered ceiling with inset spotlights, suite comprising bath with independent shower unit above, shower screen, vanity unit with inset wash hand basin and low flush toilet, heated towel rail, full tiling to bath area, remainder partly tiled, vinyl floor covering.

SUNNY WEST FACING REAR GARDEN
in excess of 40' (in excess of 12.19m')
Concrete area, remainder laid to lawn with fence surround, two storage sheds, side access.

FRONT GARDEN
Laid with shingle, fence surround.

GARAGE
Up and over door. Hard standing in front providing off road parking.

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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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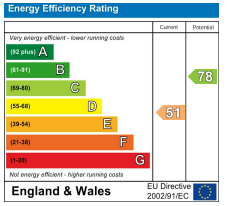

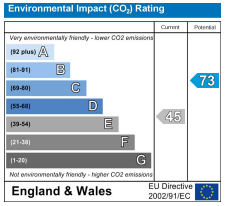

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No appliances or main services have been checked.

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