



**Keith
Ashton** Land & New Homes

Ockendon Road, North Ockendon
Upminster

PLOT 3 (KINSLEY) GREYHOUND GROVE OCKENDON ROAD

Asking Price £995,000

North Ockendon Upminster, RM14 3EQ



Set in the beautiful and rural village of North Ockendon, we are delighted to bring to market this exclusive collection of 14 luxury homes, carefully designed to reflect a sense of character, refinement, and style. Greyhound Grove is perfectly positioned for the very best of town and country, being surrounded by far reaching open fields and with Upminster and Brentwood Town centres, both with excellent amenities being in close proximity. This wonderful, gated community has easy access into the city with Upminster and West Horndon train stations being within 4 miles, and Brentwood Mainline train station with its recently opened Elizabeth line also being just a short drive away. There are also excellent road links with the A127/M25 being close by. Offering environmentally friendly accommodation each home will include high specification fittings throughout, including German made kitchens and utilities, with A rated NEFF integrated appliances, Crosswater sanitaryware to bathrooms and en-suites, underfloor heating, low energy lighting, CAT 6 cabling and communal CCTV. Each plot is of a generous size and have landscaped front and rear gardens. For peace of mind a 10-year home warranty is provided.

- DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- EN-SUITE TO MASTER & BEDROOM THREE
- GERMAN MADE KITCHEN WITH NEFF INTEGRATED APPLIANCES
- 2174 SQ.FT OF LIVING ACCOMMODATION
- TWO RECEPTION ROOMS
- GARAGE & ELECTRIC CAR CHARGING POINT
- 10 YEAR BUILDING WARRANTY

Property Specification :

INTERNAL FEATURES:

WALLS & CEILING

Smooth finished walls and ceiling in white

SKIRTING & ARCHITRAVES

Smooth finished skirting and architraves in white

INTERNAL DOORS

Oak doors with chrome ironmongery

SMOKE DETECTORS

Mains operated smoke detectors.

HEATING

Heating and hot water is provided by energy efficient combi gas boilers. Underfloor heating system to the hallway, kitchen and open plan living/ dining room. Traditional radiator central heating is provided to all bedrooms.

MEDIA & COMMUNICATIONS

Cat 6 cables to living room and master bedroom. Chrome fittings and switches throughout. Built-in Bluetooth ceiling speakers throughout open plan living/dining area, master bedroom and master en-suite. BT Fibre optical network terminal.

FLOORING STYLES

Amtico flooring is fitted to the hallway, open plan kitchen, living area, dining area. utility as well as the cloakroom and store room, The bedrooms have Invictus carpets, while the bathroom and en-suite have porcelain tiles.

KITCHEN & UTILITY STYLE

German made Hacker Kitchen features a breakfast bar, handle less units, soft closing drawers and doors with fitted Quartz worktop. Chrome USB sockets. Decorative chandelier above the kitchen island.

DOWNLIGHTS

LED under cupboard downlights

APPLIANCES

Integrated Appliances which include: Bora Pure Induction Cooktop. Neff Built in Fridge. Neff Bult in Freezer. Neff Fully Integrated Dishwasher. Neff Single Oven (X2). Neff Coffee Machine. Neff Microwave Oven. Caple Wine Cabinet. Neff Free Standing Washing Machine. Neff Condenser Tumble Dryer 9kg Capacity.

KITCHEN SINK

Blanco Selections Sink. Quooker PRO3 Flex Chrome Tap & Quooker Scale Control Plus

BATHROOM & EN-SUITE STYLES

Bathroom and En-Suites are equipped with Crosswater sanitary ware

MAIN BATHROOM FEATURES

Onyx Free Standing Acrylic Bath with Free Standing Bath. Shower Mixer

SHOWER

Wisp Concealed Shower Valve, Ethos Shower Kit with Rise. Rail, Fixed Head, Hose and Central Shower Head in Bathroom and En-suites

WC

Stadium BTW Pan in Bathroom and En-Suites

TOWEL WARMER

Wingrave Chrome Towel Rails in Bathroom and En-Suites

MIRROR & SHAVER SOCKET

Svelte LED Mirror in Main Bathroom and Master En-Suite. Taro LED mirror in Bedroom 3 En-Suite. Shaver Sockets in all Bathrooms

EXTERNAL FEATURES:

WINDOWS

UPVC lockable double-glazed windows

EXTERNAL DOORS

Composite front door featuring multi locking points. Aluminium bi-fold doors to living/ dining area. French doors in master bedroom

FENCING

Fencing as shown on site layout. 1.8m wooden side gate

GARDEN

Topsoiled back garden with patio area. Plug socket located at the back of the property

GARAGE

Garages are equipped with an electrical roller door, remote control handset and an electric car charging point.

OUTSIDE TAP

Located at the back of the property

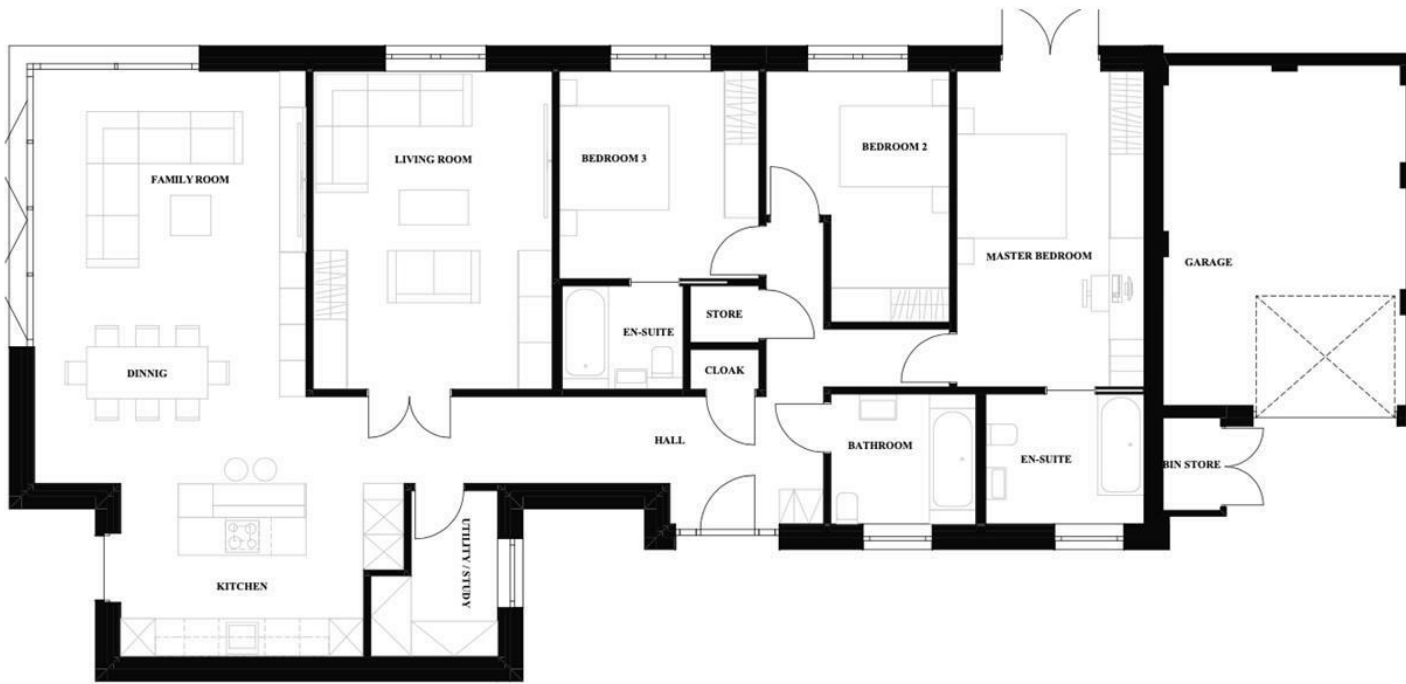
BIN STORE

Located at the front of the property

BUILD WARRANTY

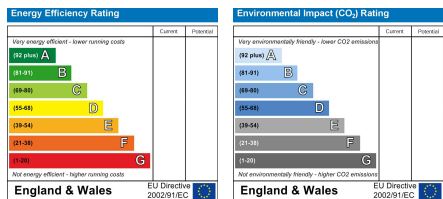
10-year building warranty provided by Protek

*Specifications may vary. The seller may find it necessary to change some of the materials to be used in the construction of the dwelling. The seller will do so if the materials have become unobtainable or cannot be obtained within a reasonable time or because the seller has found materials of better quality. If the seller substitutes materials they will be of similar appearance to and at least equal to or better quality than those being replaced; and they will not reduce the market price of the property. Please note: imagery and floor plans are for guidance only.



Plot 3 & 6

Dining/ Family Room	4.70 x 7.19m	15'5" x 23'7"
Living Room	4.17 x 5.54m	13'8" x 18'2"
Kitchen	4.93 x 3.71m	16'2" x 12'2"
Utility/ Study	2.21 x 2.9m	7'3" x 9'6"
Cloak	1.22 x 0.71m	4'0" x 2'4"
Store	1.22 x 0.99m	4'0" x 3'3"
Main Bathroom	2.77 x 2.24m	9'1" x 7'4"
Bedroom 1	3.28 x 5.49m	10'9" x 18'0"
En Suite	2.77 x 2.24m	9'1" x 7'4"
Bedroom 2	3.30 x 4.32m	10'10" x 14'2"
Bedroom 3	3.48 x 3.61m	11'5" x 11'10"
En- Suite	2.11 x 1.83m	6'11" x 6'0"
Garage	4.24 x 6.05m	13'11" x 19'10"
Total area	202 sq.m	2174 sq.ft



SERVICES:

Local Authority: Upminster
 Council tax band:
 Post code: RM14 3EQ

VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

OPENING HOURS:

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

MORTGAGE INFORMATION:

We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 260858 or visit our interactive website at www.mortgagebusiness.net

WE THE AGENT HAVE NOT TESTED ANY APPARATUS, FITTINGS OR SERVICES FOR THIS PROPERTY. THE PLOT SIZE IS INTENDED MERELY AS A GUIDE AND HAS NOT BEEN OFFICIAL MEASURED OR VERIFIED BY THE AGENT. PHOTOGRAPHS ARE FOR ILLUSTRATION ONLY AND MAY DEPICT ITEMS WHICH ARE NOT FOR SALE OR INCLUDED IN THE SALE OF THE PROPERTY.