



## Frances Gardens

South Ockendon

**£350,000**

Price Guide



\* £350,000 - £375,000 \* Bear Estate Agents are delighted to bring to the market this well-presented two bedroom semi detached home in the heart of South Ockendon. Offering spacious living accommodation and exciting potential for conversion, this property is perfect for first-time buyers, small families, or investors alike.

- Two-bedroom semi-detached home
- Master bedroom with separate dressing room (potential third bedroom)
- Spacious lounge with a bright and airy feel
- Well-equipped kitchen with ample storage
- Three-piece family bathroom
- Small, low-maintenance rear garden
- Double glazing throughout
- Gas central heating
- Excellent transport links via South Ockendon Station, A13, and M25
- Close to local schools, amenities, and Lakeside Shopping Centre



# Frances Gardens



The home welcomes you with a bright and inviting lounge, leading through to a newly installed, well-equipped kitchen with ample storage and workspace. Upstairs, you'll find two generously sized double bedrooms, with the master bedroom benefiting from an adjoining dressing room, which could easily be converted into a third bedroom if required. A modern three-piece bathroom completes the first floor. Externally, the property boasts a small low-maintenance garden, ideal for outdoor relaxation. Additional benefits include double glazing and gas central heating for year-round comfort.

Situated in a convenient and family-friendly area, the property is close to local amenities, schools and excellent transport links. South Ockendon train station provides direct access into London Fenchurch Street, making it ideal for commuters, while the nearby A13 and M25 offer easy road connections. Lakeside Shopping Centre is just a short drive away, providing a variety of retail, dining, and leisure options.

## **Two Bedroom Semi-Detached House**

### **Entrance Hall**

### **Lounge**

13'0 x 12'6

### **Kitchen**

15'9 x 8'4

### **Landing**

### **Bedroom One**

10'3 x 9'3

### **Dressing Room**

7'10 x 6'9

### **Bedroom Two**

9'10 x 9'8

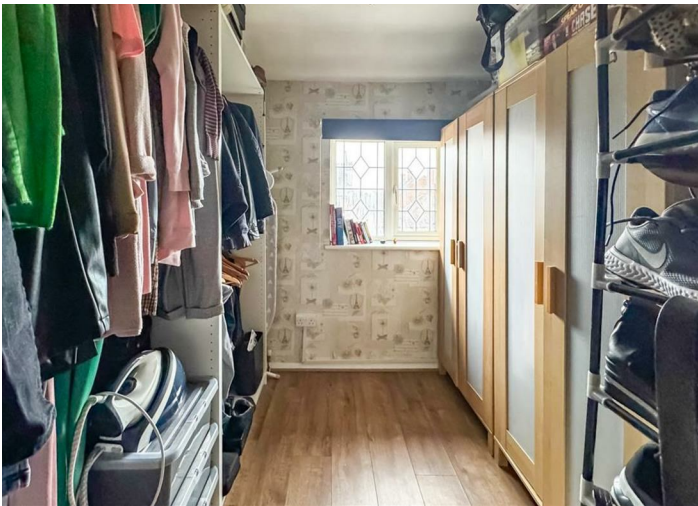
### **Bathroom**

8'5 x 5'2

### **Garden**

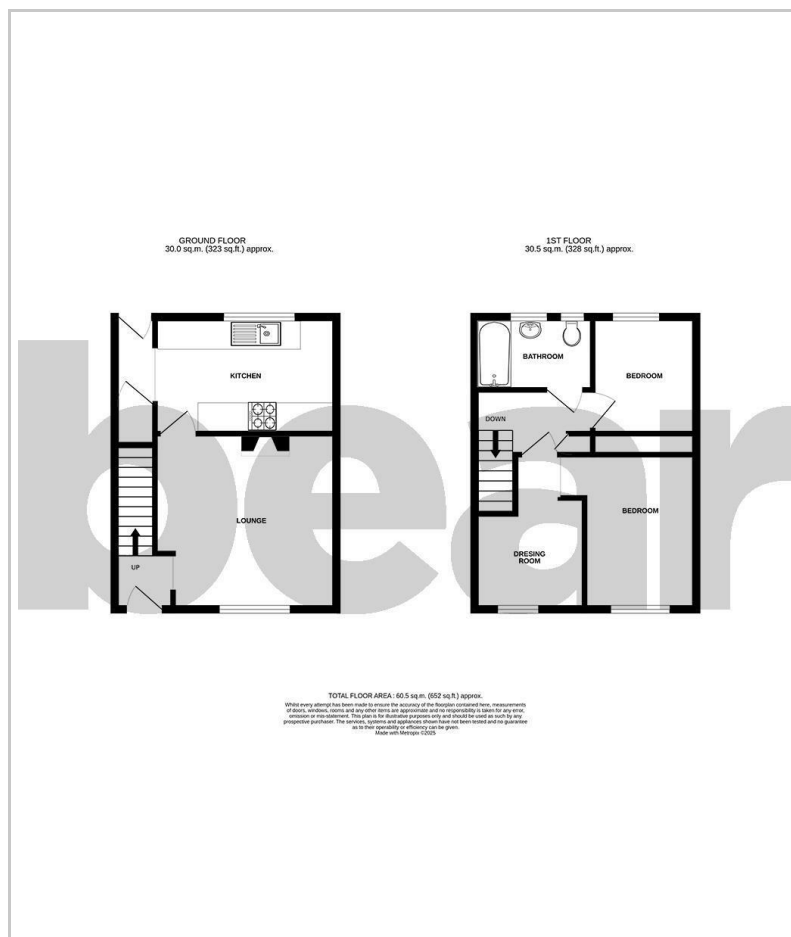


## South Ockendon

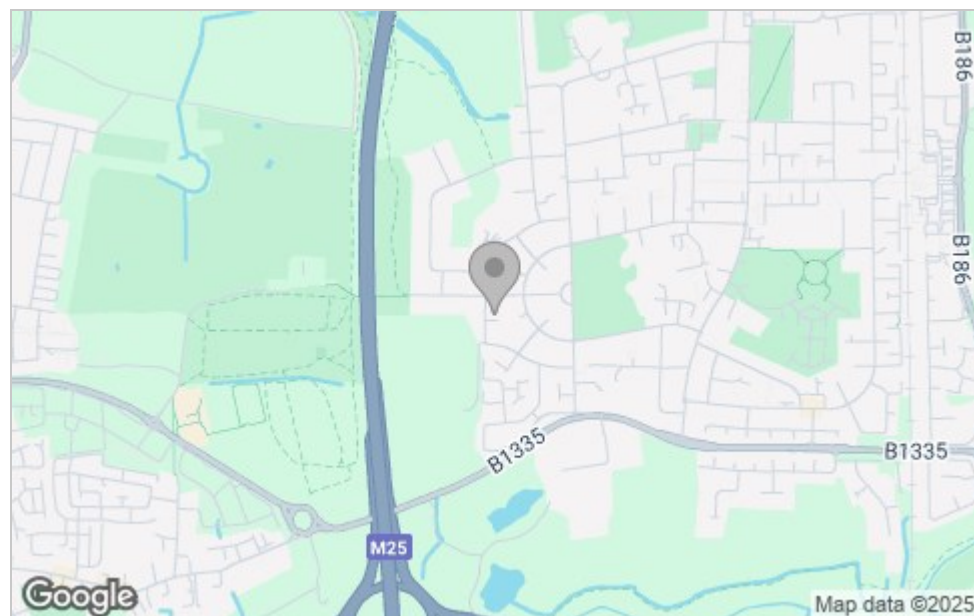




## Floor Plan



## Area Map



## Viewing


Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

204 Woodgrange Drive, Southend-on-Sea, Essex, SS1 2SJ

Office: 01702 811211 [info@bearestateagents.co.uk](mailto:info@bearestateagents.co.uk) <https://www.bearestateagents.co.uk>

### Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		
	Current	Potential
<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 