



Kempsters

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ESTATE AGENTS

6 Birch Close
Brandon Groves South Ockendon RM15

3 1 2

Asking price
£465,000

This well presented three bedroomed detached house is situated in a lovely location overlooking a green area to the front. The property lies within easy walking distance to South Ockendon station plus local shops and schools. Features include a bright lounge overlooking a green, fitted kitchen/diner with integrated appliances, stylish bathroom, approx 32' rear garden plus garage and off road parking for two vehicles.



- Great Location Overlooking A Green To The Front
- Easy Walking Distance To South Ockendon Station Plus Local Shops And Schools
- Lounge 16'2 x 11'7
- Fitted Kitchen/Diner 15'1 x 9'1 With Integrated Appliances
- Ground Floor Cloakroom
- Bedroom One 15'2 (into wardrobes) x 9'10
- Stylish Bathroom
- Rear Garden Approx 32'
- Attached Garage Plus Off Road Parking For Two Vehicles
- Cavity Wall Insulation

ENTRANCE HALL

Coved and textured ceiling, access to first floor, radiator, power point, laminate floor.

GROUND FLOOR CLOAKROOM

Opaque double glazed window to front, textured ceiling, suite comprising pedestal wash hand basin and low flush toilet, radiator, laminate floor.

LOUNGE

16'2 x 11'7 (4.93m x 3.53m)

Double glazed window to front, coved and textured ceiling, built-in under stairs storage cupboard, radiator, power points, fitted carpet.

KITCHEN/DINER

15'1 x 9'1 (4.60m x 2.77m)

Double glazed window and double glazed patio doors to rear, textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, microwave, hob, canopy with extractor, fridge, freezer and slimline dishwasher, radiator, power points, tiled floor.

CONSERVATORY

9'4 x 8'10 (2.84m x 2.69m)

Double glazed windows to rear and sides, double glazed French doors lead to rear garden, power points, tiled floor.

FIRST FLOOR LANDING

Double glazed porthole window to side, textured ceiling, built-in airing cupboard, power point, fitted carpet.

BEDROOM ONE

15'2 (into wardrobes) x 9'10 (4.62m (into wardrobes) x 3.00m)

Two double glazed windows to front, textured ceiling, range of fitted wardrobes to one wall, large built-in storage cupboard, radiator, power points, fitted carpet.



BEDROOM TWO

8'10 x 8'8 (2.69m x 2.64m)

Double glazed window to rear, textured ceiling, fitted double wardrobe, matching fitted cupboard with chest of drawer unit beneath and work station, radiator, power points, fitted carpet.

BEDROOM THREE

8'10 x 6'1 (2.69m x 1.85m)

Double glazed window to rear, textured ceiling, fitted wardrobe with matching bridging units, radiator, power points, fitted carpet.

BATHROOM

Opaque double glazed window to side, textured ceiling, extractor fan, suite comprising bath with independent shower unit above, shower screen, vanity unit with inset wash hand basin and low flush toilet, heated towel rail, shaver point, tiled walls, tiled floor.

REAR GARDEN

in excess of 32' (in excess of 9.75m)

Small patio area, remainder laid to lawn with fence surround. Side access leads to front garden. Door to:



ATTACHED GARAGE

With power, light, wall mounted gas central heating boiler, space and plumbing for washing machine and further appliance spaces. Own driveway in front providing off road parking for two vehicles.

FRONT GARDEN

Laid to patio with wrought iron fence surround.

COUNCIL TAX

Band D

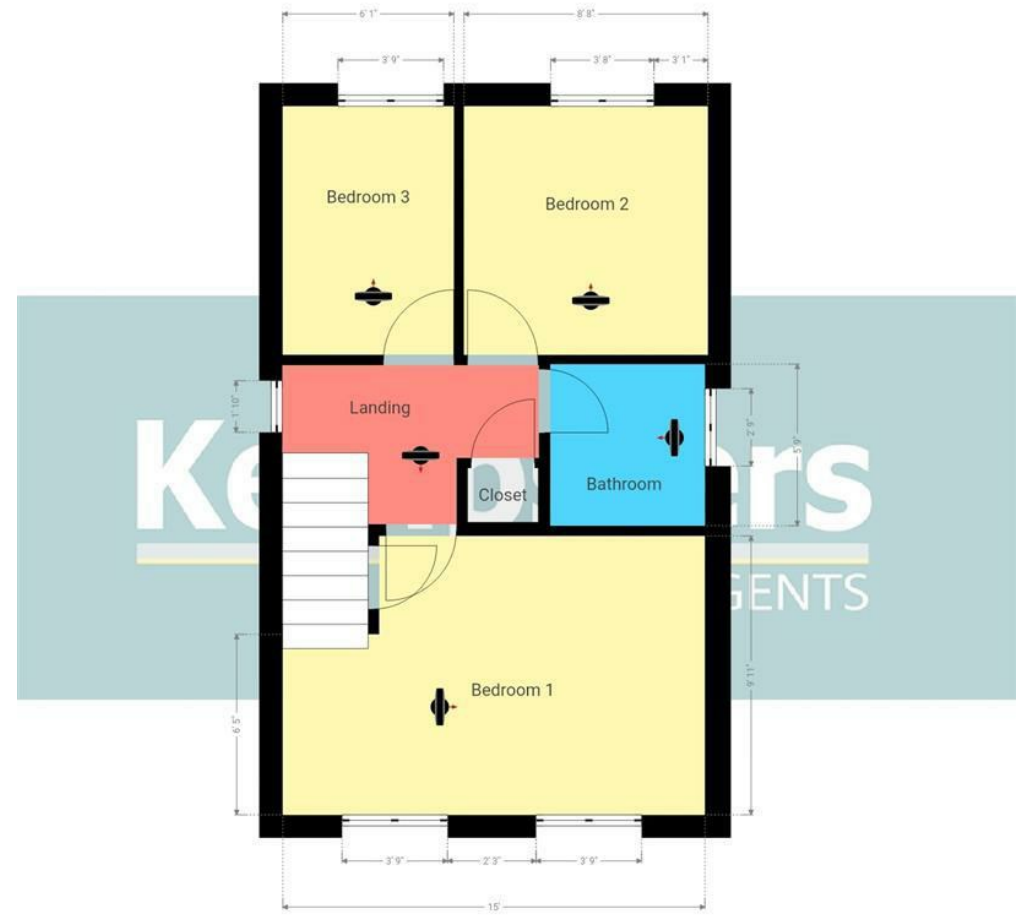
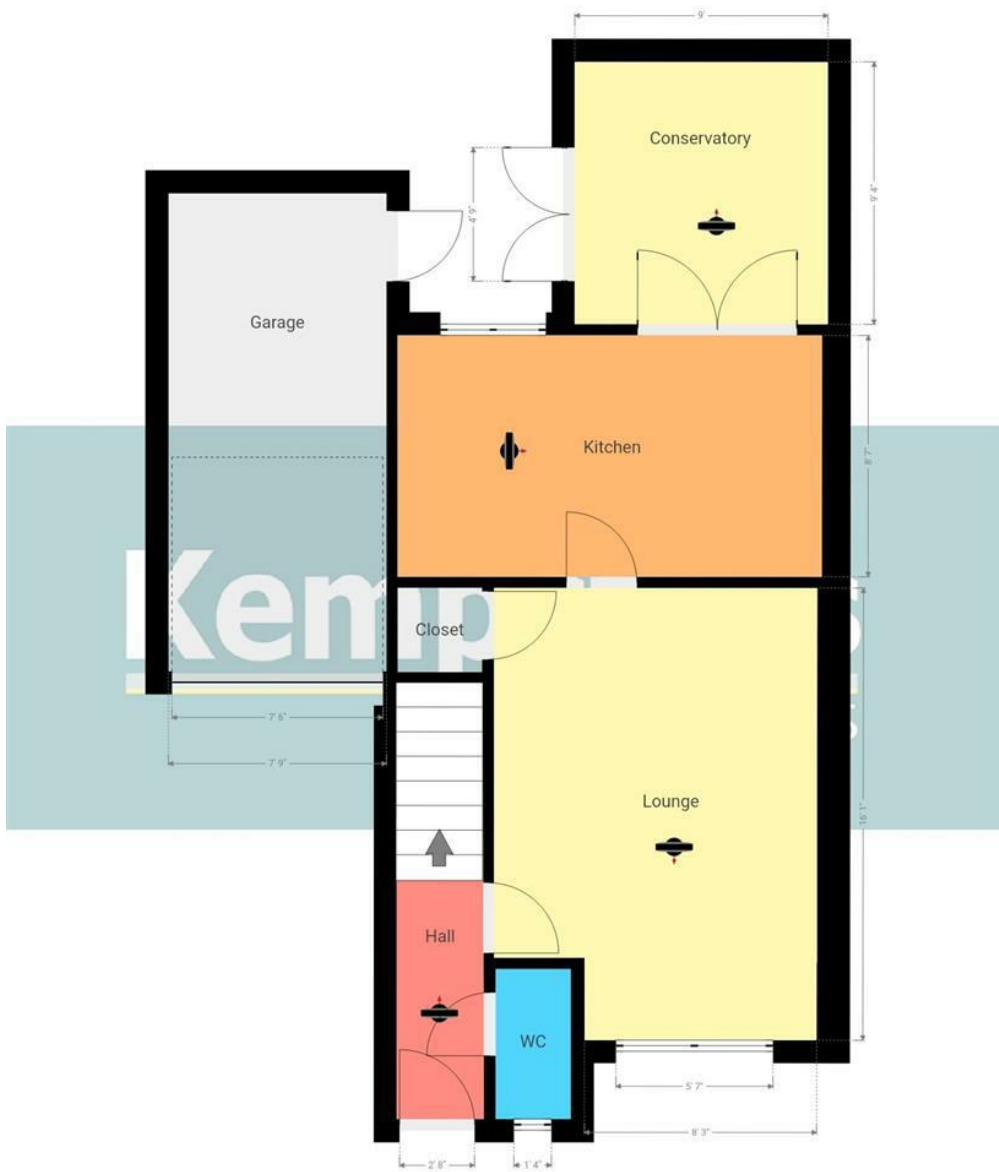












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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Target	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(93-100) A		85	(82 plus) A
(81-92) B			(81-81) B
(69-80) C	71		(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(27-38) F			(27-38) F
(1-26) G			(1-26) G
All energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC