



Kempsters

**Kempsters**  
ESTATE AGENTS

18 Sycamore Way  
Brandon Groves South Ockendon RM15

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Asking price  
**£385,000**

This lovely two bedroomed semi detached house is situated in a much sought after location within walking distance of local shops, schools and South Ockendon Station. The property has been maintained to a high standard throughout and offers well planned accommodation.



- Bright Lounge
- Fitted Kitchen/Diner
- Conservatory
- Utility Room
- Ground Floor Shower Room
- Stylish Bathroom
- Fitted Wardrobes To Bedroom One
- Sunny South Facing Rear Garden Approx 55'
- Two Parking Spaces

### ENTRANCE HALL

Textured ceiling, access to first floor, radiator, power point, laminate floor.

### LOUNGE

14'4 x 10'7 (4.27m'1.22m x 3.05m'2.13m)

Double glazed window to front, coved and smooth plastered ceiling, built-in under stairs storage cupboard, radiator, power points, laminate floor.

### KITCHEN/DINER

13'11 x 9'8 (3.96m'3.35m x 2.74m'2.44m)

Double glazed window and double glazed patio doors lead to conservatory, textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, microwave and hob, space for fridge/freezer, part tiling to three walls, radiator, power points, laminate floor.

### UTILITY ROOM

9'1 x 4'5 (2.74m'0.30m x 1.22m'1.52m)

Door to garage/storage area, smooth plastered ceiling, base and eye level units with contrasting work surfaces, space for washing machine, wall mounted gas central heating boiler, radiator, power points, tiled floor.

### GROUND FLOOR SHOWER ROOM

Opaque double glazed window to rear, smooth plastered ceiling, extractor fan, suite comprising large walk-in shower cubicle, vanity unit with inset wash hand basin and low flush toilet, tiled walls, heated towel rail, tiled floor.

### CONSERVATORY

13'6 x 8'8 (3.96m'1.83m x 2.44m'2.44m)

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

### FIRST FLOOR LANDING

Textured ceiling, access to loft space, power points, fitted carpet.



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### BEDROOM ONE

14' (into wardrobes) x 11'4 (4.27m' (into wardrobes) x 3.35m'1.22m)

Double glazed window to front, textured ceiling, range of fitted wardrobes, large built-in airing cupboard with radiator, power points, radiator, fitted carpet.

### BEDROOM TWO

12'10 x 7'3<7'5 (3.66m'3.05m x 2.13m'0.91m<2.13m'1.52m)

Double glazed window to rear, textured ceiling, radiator, power points, fitted carpet.

### BATHROOM

Opaque double glazed arch window to rear, smooth plastered ceiling, extractor fan, suite comprising corner bath, vanity unit with inset wash hand basin and low flush toilet, partly tiled walls, shaver point, heated towel rail, laminate floor.

### REAR GARDEN

in excess of 45' (in excess of 13.72m')

Mainly laid to patio with mature flower and shrub borders, decorative stone area with two timber sheds.



## **GARAGE**

The front portion of the garage now provides a storage area with power and light.

## **PARKING**

Tarmac driveway with two parking spaces in front of garage.

## **COUNCIL TAX**

Band D







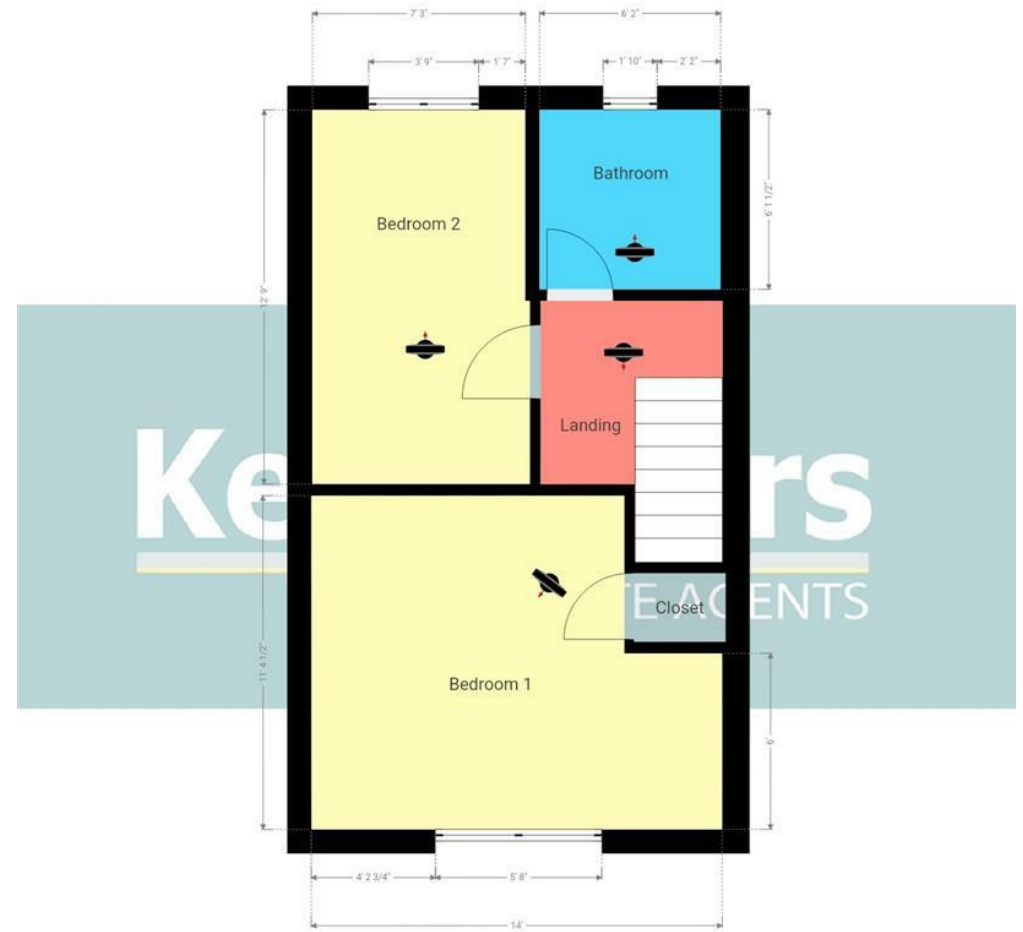








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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(93-100) <b>A</b>		(82 plus) <b>A</b>	
(81-92) <b>B</b>		(61-81) <b>B</b>	
(69-80) <b>C</b>		(52-60) <b>C</b>	
(55-68) <b>D</b>		(38-51) <b>D</b>	
(39-54) <b>E</b>		(22-37) <b>E</b>	
(21-38) <b>F</b>		(9-21) <b>F</b>	
(1-20) <b>G</b>		(0-8) <b>G</b>	
All energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC