



**Offers over £375,000**

**TENURE : FREEHOLD**

**Kemps Farm Mews, Dennises Lane, South Ockendon RM15**

**Bedrooms : 2**

**Bathrooms : 2**

**Reception Rooms : 1**

**2 bedrooms**

**2 Bathrooms**

**Contemporary design**

**2 allocated parking spaces**

**New-Build warrantee**

**Gated development**

**Gracechurch Property Services**  
121 Brooker Road, Waltham Abbey, Essex, EN9 1JH  
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Website: <http://gracechurch-property.co.uk> &  
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Welcome to Kemps Farm Mews, a truly exceptional and charming two-bedroom home nestled within the exclusive confines of Dennises Lane, South Ockendon. This remarkable residence is part of a gated development that was meticulously crafted around five years ago, ensuring that every detail exudes luxury and modernity.

As you step through the entrance of this elegant mews property, you'll be captivated by the seamless blend of contemporary design and rural tranquility. The open-plan layout effortlessly combines modern living with the rustic charm of the countryside. Natural light floods the spacious interior, creating an inviting ambiance that beckons you to call it home.

One of the standout features of this property is its thoughtful layout, which includes a convenient ground floor shower room, ensuring comfort and convenience for you and your guests. The master bedroom boasts a generously sized en-suite bathroom, providing a private retreat where you can unwind in style.

Parking will never be a concern, as Kemps Farm Mews offers the rare luxury of two dedicated parking spaces, one of which benefits from a charging point for your electric vehicle, along with ample visitor parking. Beyond your doorstep, a private rear garden awaits, offering a secluded haven for relaxation and outdoor entertainment. Immaculately maintained communal areas complement the property, with picturesque views of a serene pond enhancing the overall ambiance.

### **Out & About**

This property is situated in a semi-rural setting, allowing you to revel in the peacefulness of the countryside while still enjoying the benefits of modern connectivity. The South Ockendon C2C station, providing easy access to London Fenchurch Street, is conveniently nearby. Local shops and the renowned Lakeside Shopping Centre are also within reach, making this location ideal for those seeking a harmonious blend of rural serenity and urban convenience. Moreover, the proximity to the M25 ensures that you are well-connected to the wider world.

### **Finer Details:**

Vendors Position: Actively looking

Parking Arrangements: Two allocated parking spaces (one with electric charging point) & visitor parking

Council Tax Band: D (£1,898 p/yr)

Borough: Thurrock

Tenure: Freehold

Covenants: It is not permitted to park caravans, mobile homes, lorries, derelict vehicles or trade vehicles either on the external areas of the property or the parking spaces or any other part of the Estate.

There may be a future development nearby of 27 properties in the surrounding area.

### **Services:**

Mains water

Mains electricity

Sewerage: Septic tank

Electric heating with under floor heating to ground floor

Windows: Double Glazed Windows

Broadband coverage: Ultrafast

Mobile signal/coverage: Excellent

Service Charge: £103.50 PCM

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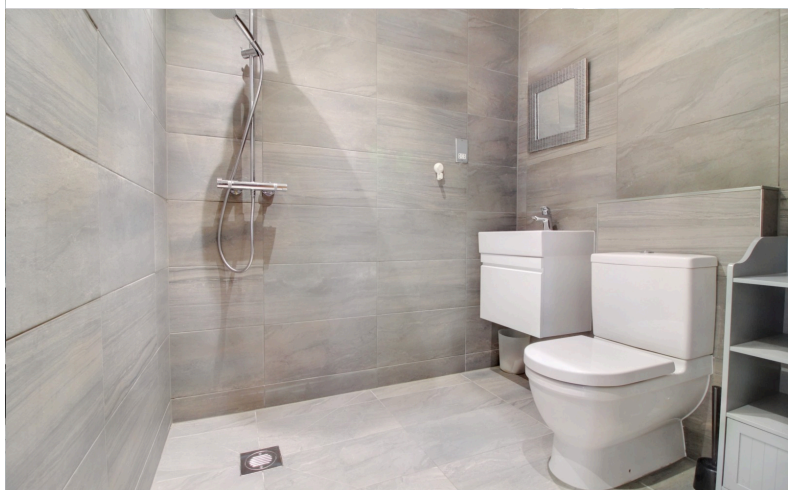
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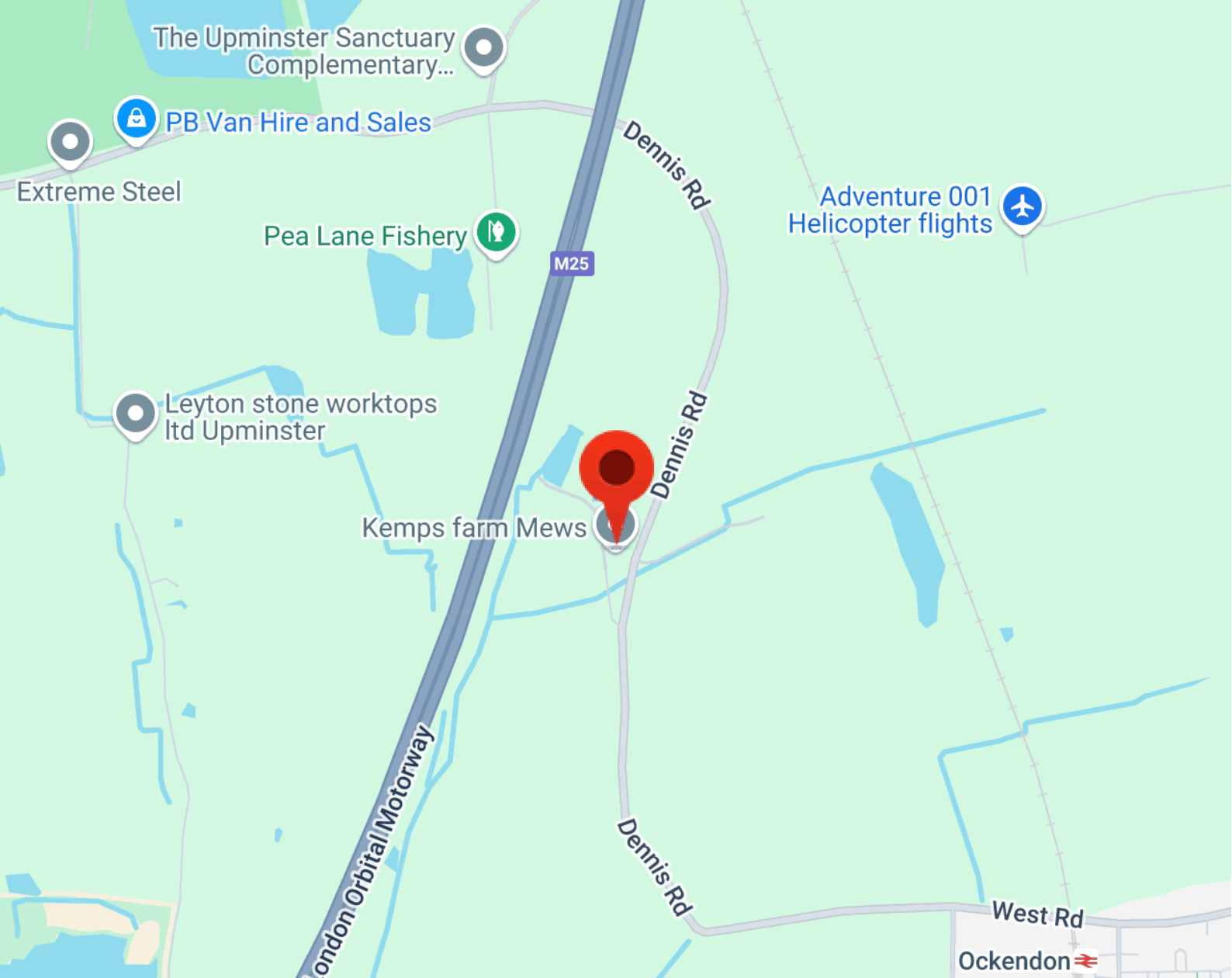




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address: Kemps Farm Mews, Dennises Lane, South Ockendon RI