



23 Heathland Way

£375,000

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This remarkable and modern three bedroom property is the perfect family home. Placed in the lovely new build Persimmon Quantum Estate, the neighbourhood atmosphere is very welcoming and friendly. Within walking distance to the popular Lodge Lane parade hosting all your shopping requirements, and a 15 minute bus journey to Grays C2C train station which can take you to Fenchurch Street in 40 minutes. Easy access to the M25, A13 and A128, also being a few minutes away from the popular Lakeside Shopping Centre and The Quay where you can find restaurants, entertainment and leisure facilities. Allocated parking to front and Situated in the catchment area of the Thames Park Secondary School, Orsett Heath Academy and Woodside Primary School, you can avoid the long traffic jams in the mornings.

From the front door leading into the large and very open hallway, you have a warm and welcoming space. Off the hallway you have the perfect modern fitted kitchen, downstairs w/c and the amazing lounge /diner. With double glazed French doors and a large window reveal across the back, the natural light is like a breathe of fresh air. Smooth ceilings, spot lights, and a large storage cupboard for them growing family items.

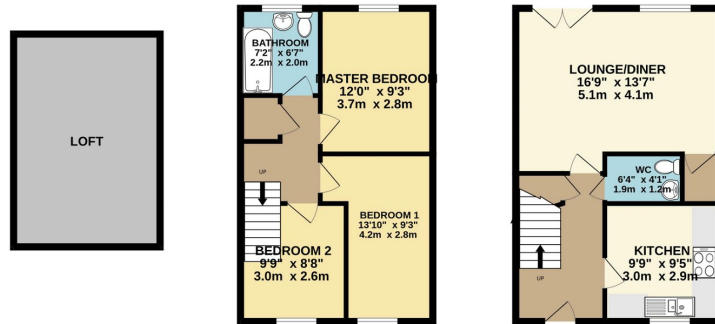
The three good sized bedrooms are decorated to a very high spec, matching the rest of the properties standards. The large hallway upstairs is a very open space and more storage can be found on this level. The loft hatch leads to a fully boarded loft which has a high pitch, lighting, power and has endless amounts of storage. The three piece bathroom suite and over the bath shower pristinely maintained.

The rear garden is the perfect family hosting spot, sun shining in from morning to night, lighting to the decking, patio to the rear, and a mix off lawn and astroturf. There is also a rear access via a gate, perfect for visitors if you are throwing a party or BBQ.

This gorgeous home is fully double glazed, gas central heating which has recently been serviced, downstairs w/c, and has been looked after for the last 10 years with love and care and with amazing memories for it's current owners.



GROUND FLOOR
1051 sq.ft. (97.7 sq.m.) approx.



FLOOR PLAN 23 HEATHLAND WAY
TOTAL FLOOR AREA: 1051 sq.ft. (97.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with floorplan 12/24

- IDEAL FIRST TIME PURCHASE
- ALLOCATED PARKING
- PERFECT LOCATION
- DOWNSTAIRS CLOAKROOM
- FINISHED TO AN EXCEPTIONALLY HIGH STANDARD
- THREE GOOD SIZED BEDROOMS
- POPULAR NEW BUILD DEVELOPMENT
- CLOSE TO LOCAL SCHOOLS AND TRAVEL LINKS
- BOARDED LOFT SPACE
- £375,000



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