



## Broxburn Drive, South Ockendon

Guide Price £350,000



- No onward chain
- A fantastic size three bedroom family home
- Lovely size lounge
- Great size kitchen/diner
- Conservatory
- Three nice size bedrooms
- Modern shower room
- Wonderful rear garden with brick built shed and outside wc
- Potential for driveway parking stpc
- Excellent location for local amenities



**Colubrid Estate Agents are delighted to present to the market this fantastic size three bedroom family home being sold with the added benefit of no onward chain. Accommodation boasts a large entrance porch, lovely size lounge, great size kitchen/diner and a conservatory area. The first floor holds three good size bedrooms and a modern shower room. Externally the property has a wonderful rear garden with brick built shed and outside wc whilst the front of the property provides potential for driveway parking stpc. This property holds an excellent location for local amenities.**

## **GUIDE PRICE £350,000 - £375,000**

Enter the property via porch to front.

Lounge 22'7 x 10'4 double glazed window to front. Turning staircase to first floor landing. Feature fireplace. Wooden style flooring. Coved ceiling.

Kitchen/diner 22'7 x 10'5 double glazed windows. Wall and base mounted units with matching storage drawers. Worksurfaces housing sink drainer. Gas hob, encased oven. Space for appliances. Tiled flooring. Coved ceiling.

Dining area gives access to conservatory, continuation of wooden flooring. Coved ceiling.

Conservatory 8'6 x 3'5 gives access to rear garden. Double glazed windows. Tiled flooring. Space for appliance.

First floor landing is home to three bedrooms and shower room. Airing cupboard. Storage cupboard and access to loft.

Bedroom one 14'1 max x 10'4 double glazed window to front. Fitted wardrobes.

Bedroom two 11'9 max x 10'5 max. Double glazed window to rear. Fitted wardrobes.

Bedroom three 10'5 x 7'3 double glazed window to rear. Fitted wardrobes.

Shower room comprises, shower fitted with Mira shower, wash hand basin and low level wc. Tiling to walls. Obscure double glazed window.

Rear garden commences with patio seating area, side access gate, outside WC, brick built shed, shed and outside water. Remaining garden is laid to lawn.

Gated front garden.

Council Tax Band: C

Local Authority: Thurrock

Disclaimer: Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission, and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

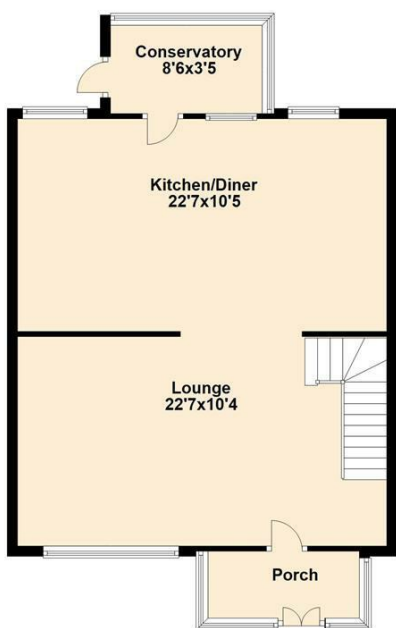


# Local Life

South Ockendon is a town, located on the border with Greater London, just outside the M25 motorway. Ockendon railway station is located on London, Tilbury and Southend line to Fenchurch Street via Upminster. Close to Lakeside Shopping Centre offering an array of things to do including, leisure facilities, Cinemas, pubs, you can also visit a variety of restaurants.



Ground Floor



First Floor

