



Falcon Way, South Ockendon

£375,000



- Immaculately presented throughout
- Approximately 0.4 miles from Ockendon railway station
- Ideally located for A13/A127 and M25 road links
- Approximately 4 years NHBC remaining
- Ideal location for local shops and schools
- Entrance hall, ground floor cloakroom, kitchen and spacious lounge/diner
- Two bedrooms and three piece family bathroom located on the 1st floor
- Low maintenance rear garden with patio seating area
- Two off street parking spaces



GUIDE PRICE £375,000-£400,000

Located in the charming area of Falcon Way, South Ockendon, this immaculately presented semi-detached house offers a delightful living experience. With two well-proportioned bedrooms and a modern three-piece family bathroom situated on the first floor, this property is perfect for small families or professionals seeking a comfortable home.

Upon entering, you are welcomed by a bright entrance hall that leads to a convenient ground floor cloakroom, enhancing the practicality of the space. The heart of the home is undoubtedly the spacious lounge/diner, which provides an inviting atmosphere for both relaxation and entertaining. The well-appointed kitchen complements the living area, making it a functional space for culinary enthusiasts.

The property is ideally located, approximately 0.4 miles from Ockendon railway station, which offers excellent transport links for commuters. Additionally, the A13, A127, and M25 road links are easily accessible, making travel to London and beyond a breeze. For those who appreciate local amenities, the area boasts a variety of shops and schools, catering to everyday needs.

The property also has a low maintenance rear garden with patio seating area, and two parking spaces.

With approximately four years remaining on the NHBC warranty, this home offers peace of mind for potential buyers. Whether you are looking to settle down or invest, this property on Falcon Way presents an excellent opportunity to enjoy a comfortable lifestyle in a well-connected and vibrant community.

Entrance hall commences with stairs leading to first floor accommodation. Access is given to ground floor cloakroom/WC.

Kitchen 10'5 x 5'9 double glazed window to front. High gloss wall and base mounted units with matching storage drawers and under unit lighting. Work surfaces with upstands housing sink drainer. Gas hob, oven and extractor hood to remain. Space for other appliances.

Lounge/diner 14'7 x 13'1 gives access to rear garden via French double glazed doors. Storage cupboard.

First floor landing is home to two double bedrooms and three piece bathroom.

Bedroom one 14'7 x 9'5 double glazed window to front.

Bedroom two 14'7 x 6'5 double glazed window to rear.

Bathroom comprises white panel bath fitted with "Rainfall" style shower and glass splash screen door. Wash hand basin and WC. Part tiling to walls.

Externally the property has a good size low maintenance rear garden, commencing with L-shaped patio seating area. Side access gate. Remaining garden has artificial lawn.

Two parking space available.



THE SMALL PRINT:

Council Tax Band: D
Local Authority: Thurrock

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

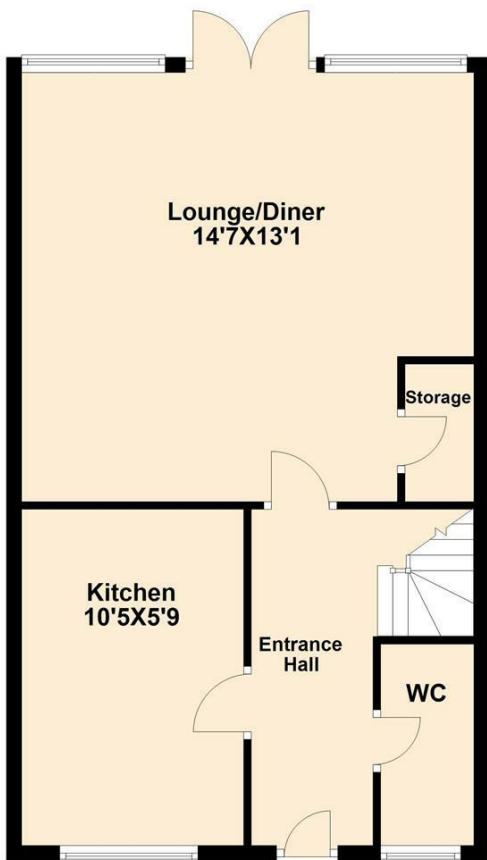
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £80 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



Ground Floor



First Floor

