

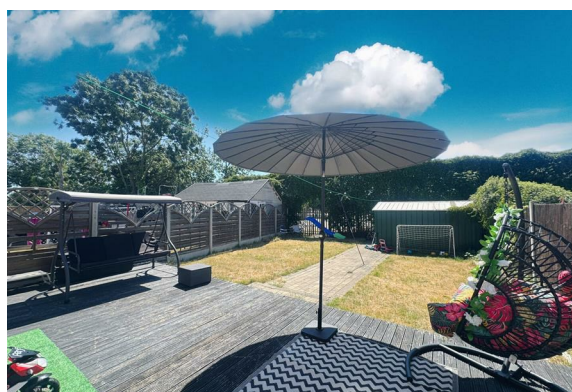


Arisdale Avenue, South Ockendon

Guide Price £375,000



- A well presented and excellent size three bedroom family home
- Fantastic size living space throughout
- Entrance porch and hallway
- Lovely size lounge
- Brilliant size kitchen/diner
- Three spacious bedrooms
- Modern family bathroom
- Wonderful size rear garden
- Plenty of parking facilities to the front
- Close proximity to Ockendon train station



GUIDE PRICE £375,000 - £410,000.

Nestled on the charming Arisdale Avenue in South Ockendon, this three bedroom property presents an exceptional opportunity for families seeking a comfortable and spacious home. With three well-proportioned bedrooms, this property is designed to accommodate the needs of modern family living.

Upon entering, you are welcomed by an inviting entrance porch that leads into a generous hallway. The living space is excellent, featuring a nice-sized lounge that provides a perfect setting for relaxation and family gatherings. The heart of the home is undoubtedly the lovely kitchen/diner, which offers ample space for dining and entertaining, making it ideal for hosting friends and family.

The property boasts a modern family bathroom, ensuring convenience for all members of the household. Each of the three bedrooms is spacious, providing a comfortable retreat for rest and relaxation.

Outside, the wonderful size rear garden offers a private outdoor space for children to play or for adults to unwind in the fresh air. Additionally, the property benefits from plenty of parking facilities at the front, making it easy for residents and guests alike.

Located within close proximity to Ockendon train station, this home is perfectly positioned for those commuting to London or exploring the surrounding areas. This well-presented family home is a rare find and is sure to attract interest. Don't miss the chance to make it your own.

Enter the property via porch to front aspect.

Entrance hall commences with stairs leading to first floor accommodation.

Lounge 15'5 x 12'5 overlooks the front aspect. Double glazed window. Wooden style flooring. Coved ceiling.

Kitchen/diner 18'6 x 8'1 gives access to rear garden via patio sliding doors. Double glazed window. Range of all and base mounted units with matching storage drawers. Work surfaces housing sink drainer with swan neck mixer tap. Range style cooker and extractor hood to remain. Space for other appliances. Storage cupboard. Tiled flooring.

First floor landing is home to three bedrooms and family bathroom. Access to part boarded loft with ladder to remain. Storage cupboard.

Bedroom one 11'8 max x 11'2 double glazed window to front. Two storage cupboards.

Bedroom two 11'3 x 9'8 double glazed window to rear. Fitted wardrobes.

Bedroom three 7'4 x 6'3 double glazed window to front.

Bathroom comprises white panel bath, wash hand basin and WC. Tiled flooring with underfloor heating available. Tiling to walls. Two obscure double glazed windows.

Externally the property has a good size rear garden. Commencing with side access gate, outside water tap and decked seating area. The remaining garden is lawned. Shed 11'7 x 8'9 to remain.

Further Details:

Nest Home Heating system

Valliant Combination boiler

Council Tax Band: B

Local Authority: Thurrock

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.

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THE SMALL PRINT:

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!

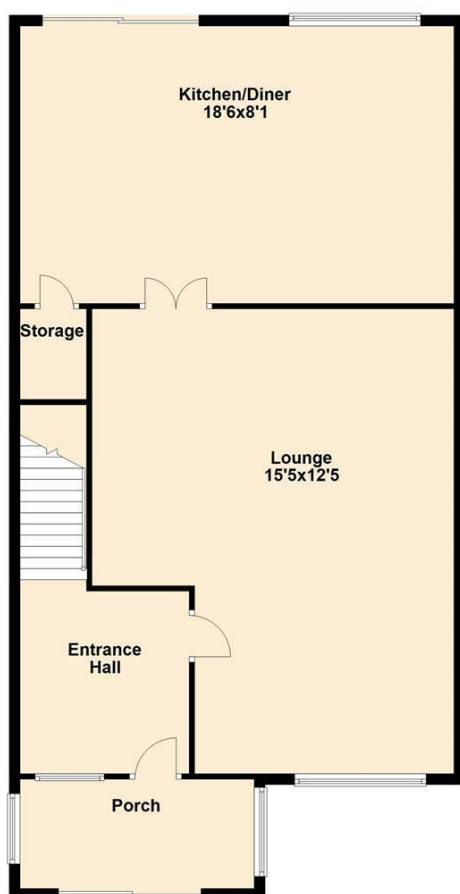
Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

AML Checks - Law says we must run one. £60 + 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

