

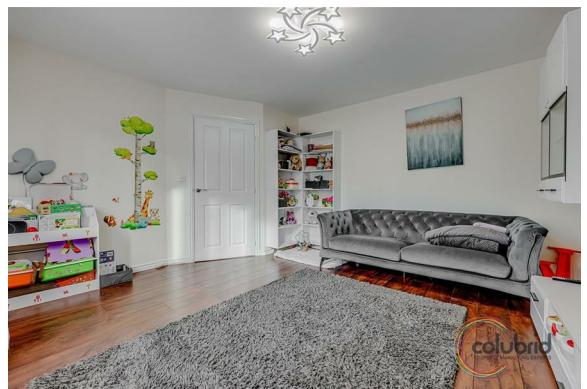


## Sunliner Way, South Ockendon

Guide Price £435,000



- No onward chain
- Constructed in 2016 by one of the UK's largest property developers
- A well presented and fantastic size three bedroom semi-detached family home
- Lovely size lounge
- Large and modern kitchen/diner
- Utility room
- Ground floor wc, family bathroom and en-suite shower room
- Three good size bedrooms
- Nice size rear garden
- Driveway parking



GUIDE PRICE £425,000 - £450,000.

Welcome to this splendid semi-detached family home located on Sunliner Way in South Ockendon. Constructed in 2016 by one of the UK's largest developers, this property offers a modern living experience with no onward chain, making it an ideal choice for those looking to move in without delay.

As you enter, you are greeted by an inviting entrance hallway that leads to a lovely sized lounge, perfect for relaxing or entertaining guests. The heart of the home is undoubtedly the large kitchen/diner, which provides ample space for family meals and gatherings. Additionally, a convenient utility room and a ground floor WC enhance the practicality of this well-designed layout.

The first floor boasts three generously sized bedrooms, ensuring that there is plenty of room for family or guests. The family bathroom is well-appointed, and the en-suite shower room adds a touch of luxury to the master bedroom.

Outside, you will find a nice-sized rear garden, ideal for outdoor activities or simply enjoying the fresh air. The property also benefits from driveway parking, providing ease and convenience for you and your visitors.

Situated within close proximity to Ockendon train station, this home offers excellent transport links, making it perfect for commuters. With its excellent size living space and modern features, this property is a fantastic opportunity for families or individuals seeking a comfortable and stylish home in a desirable location. Don't miss the chance to make this wonderful property your own.

Entrance hall commences with stairs leading to first floor accommodation. Four storage cupboards.

Access is given to ground floor cloakroom/WC.

Lounge 13'1 x 12'2 (3.98m x 3.71m) double glazed window to front.

Kitchen/Dining Room 18'7 x 9'4 French double glazed doors to rear. Double glazed window to side. Range of wall and base mounted units with matching storage drawers. Work surfaces with upstands housing sink drainer. Gas hob, oven, fridge/freezer, dishwasher and extractor hood to remain.

Remaining appliances can be housed in the utility room.

First floor landing is home to three bedrooms, en-suite and family bathroom.

Bedroom one 11'11 x 10'9 (3.62m x 3.27m) double glazed window to front.

En-suite comprises shower, wash hand basin and WC. Tiling to splash backs. Obscure double glazed window.

Bedroom two 10'3 x 9'11 (3.12m x 3.03m) double glazed window to rear.

Bedroom three 10'3 x 8'3 (3.12m x 2.53m) double glazed window to rear.

Bathroom 7'4 x 6'3 (2.25m x 1.91m) white panel bath fitted with shower/mixer tap. Wash hand basin and WC.

Part tiling to walls.

Externally the property commences with patio seating area. Remaining garden is lawned. BBQ area to remain with canopy over. Side access gate. Shed to remain. Outside water tap.

Parking for two cars to front.



#### THE SMALL PRINT:

Council Tax Band: D  
Local Authority: Thurrock

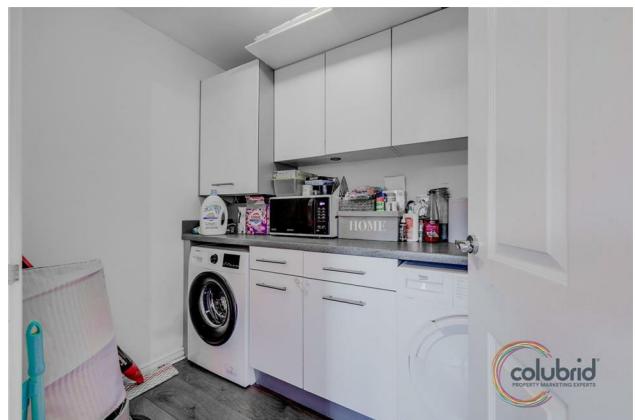
We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and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

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

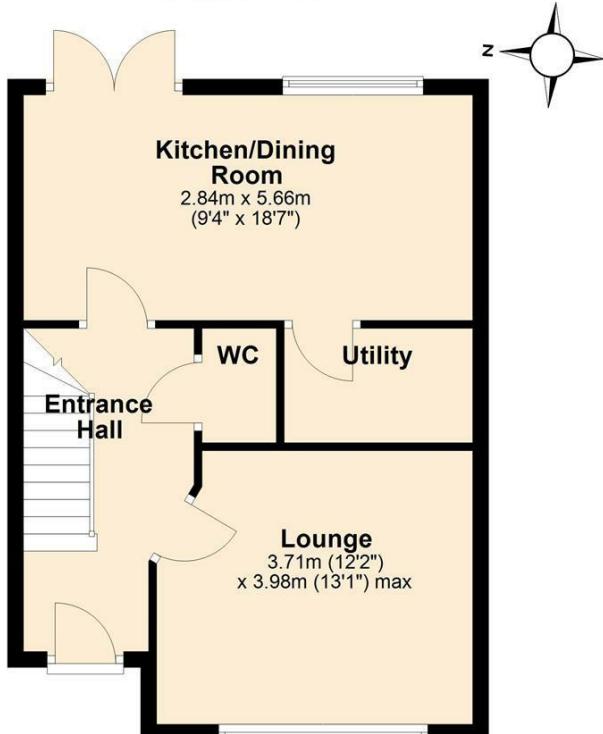
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

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

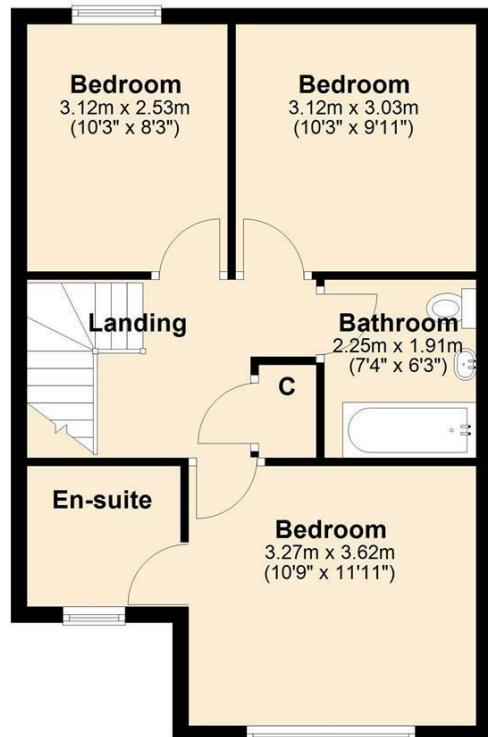
Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.

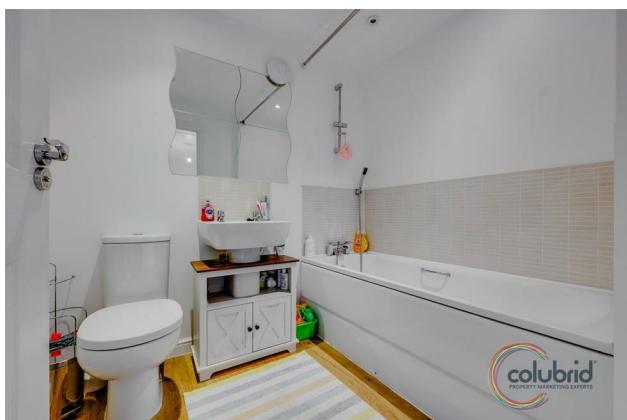
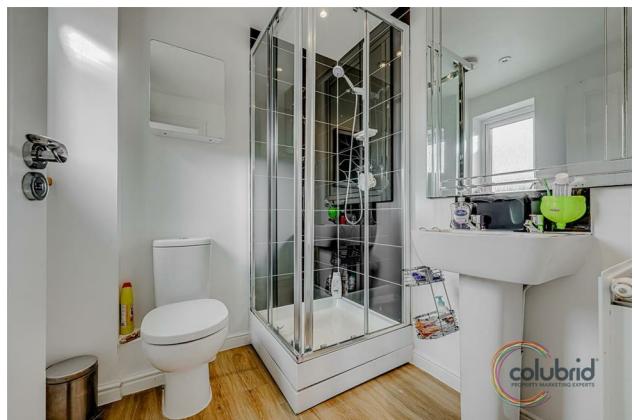


#### Ground Floor



#### First Floor





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