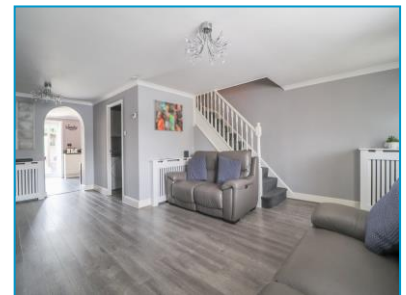




**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Elmdon Road, South Ockendon



**Morgan Brookes believe** - This very well presented extended home offers the new owner convenience and comfort. The current owners have enjoyed living in their home for over 30 years, adding a beautiful new kitchen, modern shower room and so much more. The rear garden is a great size, with cabin, plus you'll find parking and a garage to the front.

**Our Seller loves** - Being close to so many amenities, including the popular Lakeside shopping centre, supermarkets, restaurants and South Ockendon C2C Train Station.

### Key Features

- A Lovely Extended Home
- Three Bedrooms.
- Beautifully Re-fitted Kitchen.
- Modern Shower Room.
- South Facing Garden With Cabin.
- Off Road Parking & Garage.
- Close To Lakeside Shopping Centre.
- Within Access To The C2C Train Station.

**Guide Price**  
**£380,000 - £400,000**

T 01268 755 626 E [info@morganbrookes.co.uk](mailto:info@morganbrookes.co.uk) A 105 High St | Benfleet | SS7 1ND



[morganbrookes.co.uk](http://morganbrookes.co.uk)

# Elmdon Road, South Ockendon

## Entrance

Double glazed panelled door leading to;

## Entrance Porch

Motion sensor burglar alarm, double glazed panelled door leading to;

## Living Room

**22' 9" NT 13' 11" x 15' 4" NT 7' 3" (6.93m x 4.67m)**

Double glazed bay window to front aspect, motion sensor burglar alarm, keypad security system, three radiators with covers, electric & gas meters, stairs leading to first floor accommodation, coving to ceiling, wood effect flooring, doors leading to:

## Utility Room

**8' 6" x 7' 10" (2.59m x 2.39m)**

Fitted with a range of base and wall mounted units, space for plumbing and appliances, roll on top work surfaces, under stairs storage area, smooth ceiling, wooden effect flooring.

## Kitchen / Breakfast Room

**14' 4" x 10' 11" (4.37m x 3.32m)**

Double glazed window to rear aspect, fitted with a range of base and wall mounted units, fitted oven, combination microwave, integrated appliances, granite work tops with 4 point induction hob and extractor over, sink and drainer, splash backs, coving to ceiling incorporating downlights, motion sensor burglar alarm, tiled flooring, double glazed French doors leading to garden.

## First Floor Landing

Over stairs storage area, ceiling with loft access (loft is part boarded), doors leading to:

## Bedroom 1

**10' 11" x 9' 4" (3.32m x 2.84m)**

Double glazed window to rear aspect, mirror fitted wardrobe, coving to ceiling, carpet flooring.

## Bedroom 2

**11' 7" x 8' 3" (3.53m x 2.51m)**

Double glazed window to front aspect, fitted wardrobes, coving to ceiling, carpet flooring.

## Bedroom 3

**7' 1" x 6' 0" (2.16m x 1.83m)**

Double glazed window to front aspect, fitted wardrobes, coving to ceiling, wood effect flooring.

## Shower Room

**6' 4" x 5' 5" (1.93m x 1.65m)**

Obscure double glazed window to rear aspect, shower cubicle, vanity unit housing hand basin and low level W/C, extractor fan, complimentary tiles.

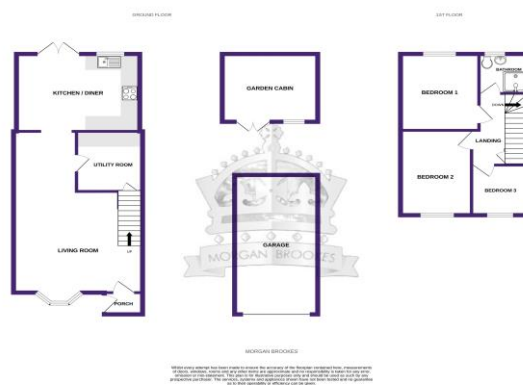
## Rear Garden

The garden is south facing, with a paved seating area, pergola, artificial grass, paving continues to rear.

## Garden Cabin

**11' 4" x 9' 7" (3.45m x 2.92m)**

Fully insulated with power and light connected, glazed window and glazed french doors to front.



## Local Authority Information

Thurrock Borough Council

**Council Tax Band: C**

**01268 755626**

**morganbrookes.co.uk**

**Guide Price**

**£380,000 -  
£400,000**

### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.