



Dennises Lane, South Ockendon, RM15 5SD
Asking price £395,000

Jenkins
Property

Simply stunning! character property of grand design constructed approximately five years ago on a bespoke gated development of just eighteen properties. Favouring open plan contemporary living with exposed beams enjoying a mezzanine floor/upper level open plan area or second open bedroom, two parking spaces, personal rear garden and communal gardens overlooking a pretty pond. Enjoying a semi rural position, yet benefiting from being within close proximity of South Ockendon C2C station with links to Fenchurch Street, local shops and Lakeside shopping centre. Upminster and Hornchurch Town centres and M25 within easy reach

- Gated Development
- Exposed Beams
- Open Plan
- Private Development of 18 Properties
- Allocated Parking
- Visitor Parking
- Large Master Bedroom
- Mezzanine Floor/Bedroom Two
- Bi-fold Doors to Private Garden.

Open plan Living/Dining Area 24'4" x 16'11" (7.43m x 5.16m)

Integral Hall 7'2" x 3'8" (2.19m x 1.13m)

Curved wall

Bedroom One 11'7" x 17'1" (3.54m x 5.21m)

Shower Room 6'5" x 5'1" (1.97m x 1.55m)

First Floor

Mezzanine Floor/Bedroom Two 16'11" x 11'3" (5.17m x 3.43m)

Exterior

Parking for two cars.

Rear Garden

Private personal hedged garden.

Communal Areas

Freehold property. Gated, timed lighting, visitor parking. Communal charges apply £129. 37 pm or £1, 552 pa

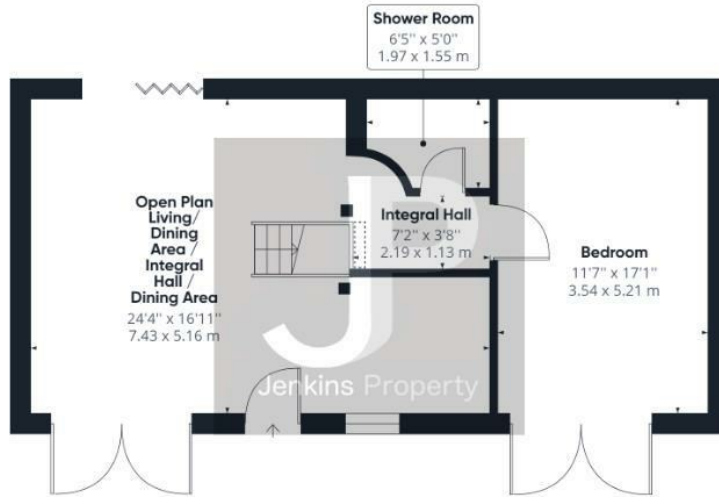
EPC C, Council tax band D

Agents Note

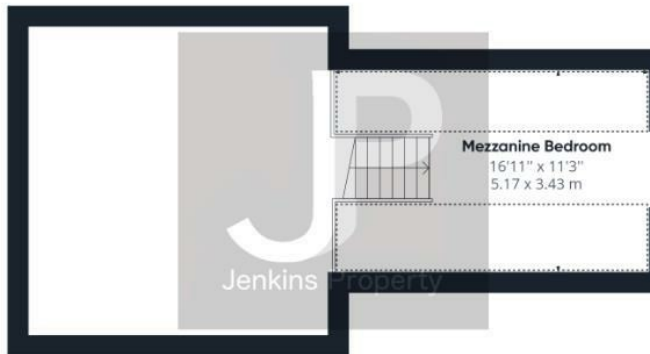
Unable/not permitted to park caravans, mobile homes, lorries, derelict vehicles or trade vehicles (except trade vehicles in the course of delivering goods to or supplying services to the property) either on the external areas of the property or the parking spaces or any other part of the Estate.

There may be a future development at the rear of Kemps Farm Mews of a further 27 properties.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

791.23 ft²

73.51 m²

Reduced headroom

123.50 ft²

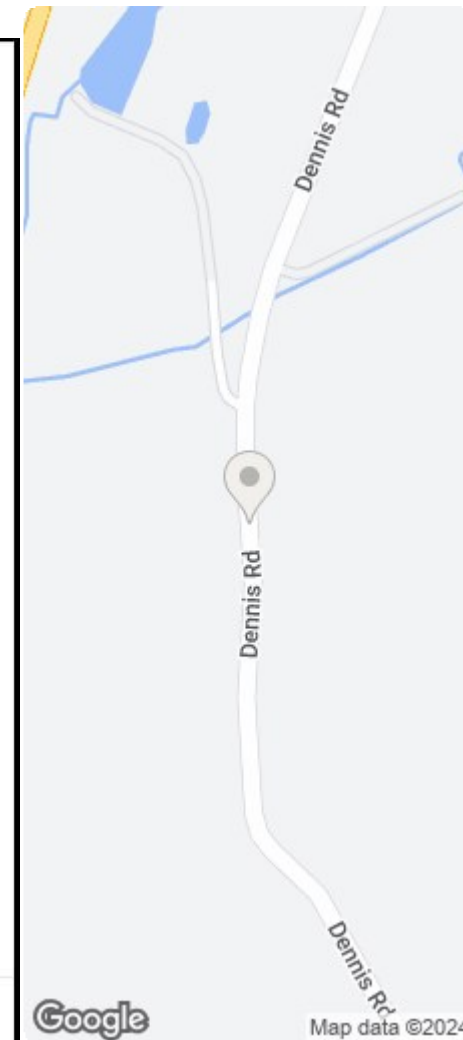
11.47 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Target	Current	Target
77	90		
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

