



J

Dennises Lane, South Ockendon, RM15 5SD
£425,000

Jenkins
Property

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Jenkins
Property

Character two bedroom single storey dwelling favouring two en- suites. This stunning property of grand design on a bespoke gated development of just eighteen properties benefits from open plan contemporary living with exposed beams and a mezzanine storage floor. Having two parking spaces, private rear garden and communal gardens overlooking a pretty pond enjoys a semi rural position, yet benefits 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 also within easy reach.

- Gated Private Development
- Two Bedrooms
- En-Suite to both Bedrooms
- Seperate WC
- Own Private Garden
- Single Storey Living Accomodation
- Mezzanie Storage Floor
- Attractive Communal Area's

Entrance Hall 11'9" x 4" (3.58m" x 1.22m")

WC

Open Plan Living Kitchen Area 21' x 23'6" (6.40m x 7.16m")

Bedroom One 12' x 10'8" (3.66m x 3.25m")

En Suite Shower

Bedroom Two 13' x 8'10" (3.96m x 2.69m")

Mezzanie Floor (Storage)

Exterior

Private garden

Parking

Two allocated parking spaces

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

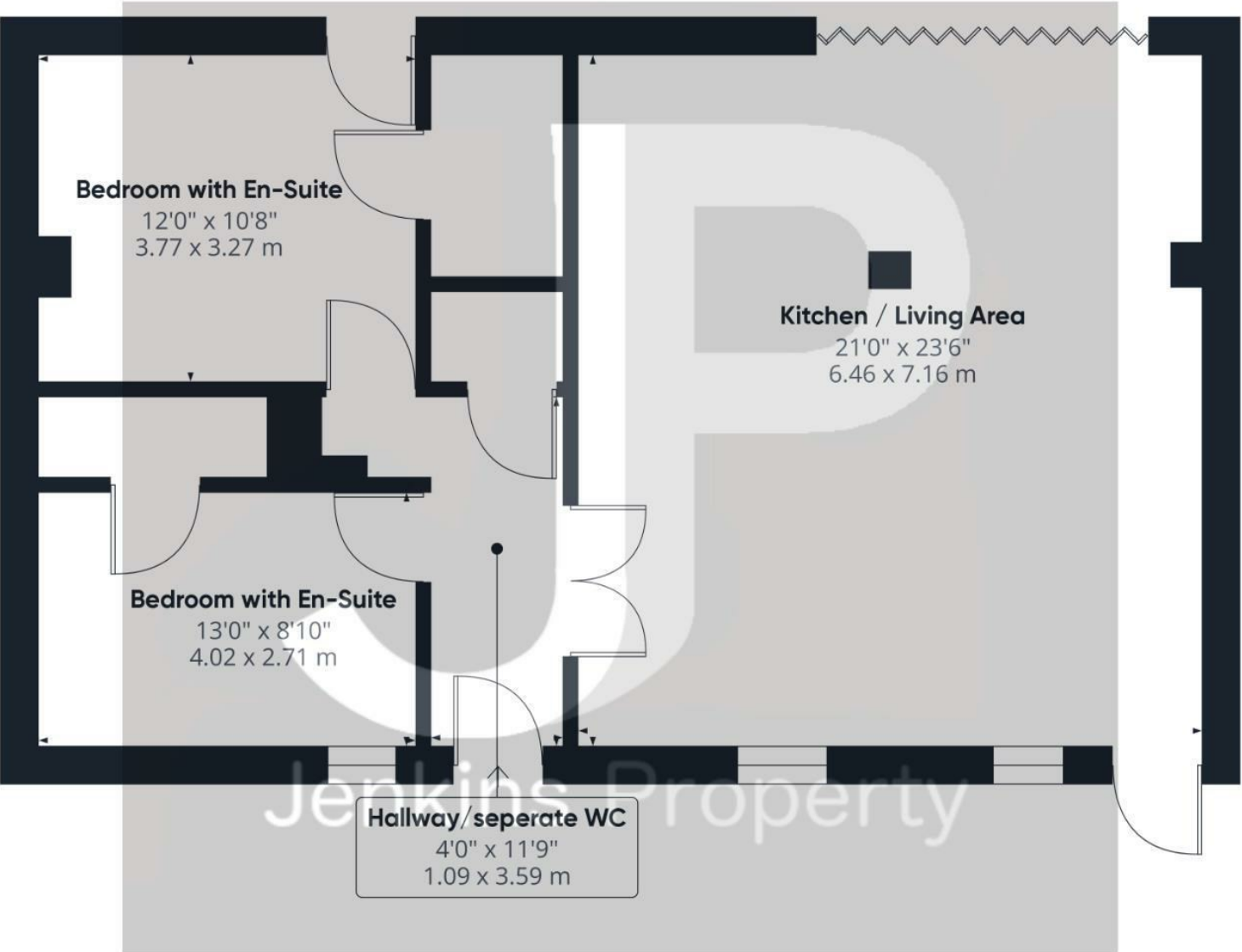
the external areas of the property or the parking spaces or any other part of the Estate.

No Mains Drainage

Communal charges: £1862.88 may be paid in two instalments or 12 monthly instalments.

Freehold





Approximate total area⁽¹⁾
893.4 ft²
83 m²

(1) Excluding balconies and terraces

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		Current	Potential
Total energy efficient - lower running costs			
85-92	A		88
74-84	B		
69-73	C	75	
64-68	D		
59-63	E		
54-58	F		
49-53	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Total environmentally friendly - lower CO ₂ emissions			
35-45	A		
25-34	B		
15-24	C		
5-14	D		
0-4	E		
0-4	F		
0-4	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

