



KILN &

## 64 Larkspur Close

, South Ockendon, RM15 6JG

Offers in excess of £275,000



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## ACCOMMODATION

### Entrance

4'7 x 4'2 (1.40m x 1.27m)

Entrance door, space and plumbing for washing machine.

### WC

5'6 x 2'6 (1.68m x 0.76m)

Low level WC, wash hand basin.

### Kitchen

9'11 x 9'3 (3.02m x 2.82m)

Window to front. Range of fitted storage units.

Integrated oven. Space and plumbing for fridge. Work surfaces incorporate sink unit and gas and electric hob.

Open to:

### Lounge/Diner

15'10 x 12'10 (4.83m x 3.91m)

Doors to rear garden, feature fireplace.

### First Floor

#### Landing

Stairs to ground floor, airing cupboard

### Bedroom One

15'10 x 9'1 (4.57m; 3.05m x 2.77m)

Window to front, storage cupboard, fitted wardrobes

### Bedroom Two

13'11 x 8'9 (4.24m x 2.67m)

Window to rear, fitted wardrobes.

### Bedroom Three

10' x 7'1 (3.05m x 2.16m)

Window to rear, fitted wardrobe.

### Bathroom

8'3 x 5'11 (2.51m x 1.80m)

Panelled bath with shower over. Low level WC, wash hand basin

### Exterior

### Frontage

### Garage

### Rear Garden

Mainly laid to lawn with fencing to boundaries and a gate to the rear.

### Agents Note

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £54.00 inc. VAT (non-refundable) to complete our Anti Money Laundering Identity checks.



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## Road Map



## Hybrid Map



## Terrain Map



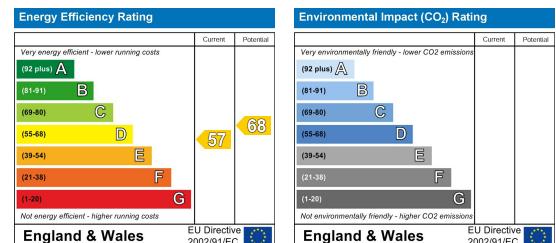
## Floor Plan



## Viewing

Please contact our Chelmsford Office on 01245 330764 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.