

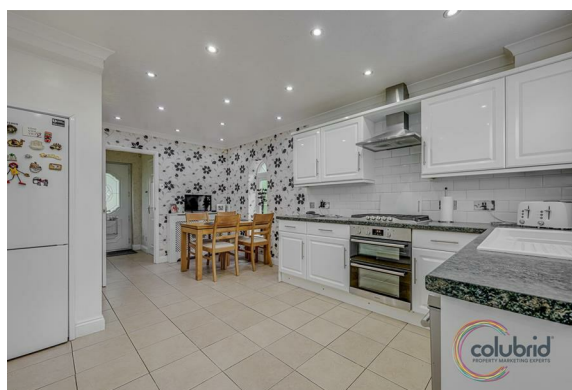


Sycamore Way, Brandon Groves, South Ockendon

Guide Price £550,000



- A beautifully presented and fantastic size four bedroom detached family home
- Meticulously cared for by the current owners
- Excellent size living space with a rear extension
- Lovely size lounge
- Delightful sitting room with bi-fold
- Ground floor wc, well appointed family bathroom and en-suite shower room
- Four well proportioned bedrooms
- Wonderful size rear garden
- Driveway parking and garage
- Excellent position fronting onto greensward on the sought after Brandon Groves development



Guide Price £550,000 - £600,000

Nestled in the charming location of Brandon Groves, South Ockendon, this beautifully presented four-bedroom detached family home offers an exceptional living experience. The property boasts an impressive amount of space, meticulously maintained by the current owners, and features a thoughtful rear extension that enhances its appeal.

Upon entering, you are greeted by an inviting hallway that leads to a generously sized lounge, perfect for relaxation and family gatherings. The well-appointed kitchen/diner is ideal for culinary enthusiasts and social occasions, while the delightful sitting room, complete with bi-fold doors, seamlessly connects to the outdoor space, creating a harmonious flow between indoor and outdoor living. Additionally, a convenient ground floor WC adds to the practicality of the layout.

The first floor comprises four good-sized bedrooms, providing ample accommodation for family and guests alike. The well-appointed family bathroom and an en-suite shower room ensure comfort and convenience for all.

Outside, the property features a wonderful rear garden, perfect for outdoor activities and entertaining. The driveway offers parking, and there is also a garage for additional storage or parking needs. Set back from the road and fronting onto a picturesque greensward, this home enjoys a tranquil position, making it an ideal retreat for families.

In summary, this detached house on Sycamore Way is a fine example of modern family living, combining spacious interiors with a lovely outdoor space in a desirable location. It is a must-see for those seeking a comfortable and stylish home.

Entrance hall commences with stairs leading to first floor accommodation. Tiled flooring.
Access is given to ground floor cloakroom/WC.

Kitchen/diner 17'3 x 12'4 double glazed window. Range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer with swan neck mixer tap. Tiling to splash backs. Five ringed gas hob, oven and extractor hood to remain. Space for other appliances. External door. Dual aspect double glazed windows. Tiled flooring. Spotlighting.

Welcoming size lounge 22'9 x 11'4 double glazed window. Modern feature fireplace.
Conservatory/Sitting Room 12'0 x 11'3 Bi-fold doors to garden. Feature "Lantern" roof with spotlighting and built in blinds to remain. Tiled flooring, underfloor heating fitted.

First floor landing is home to four bedrooms, en-suite shower room and family bathroom.

Main bedroom 13'4 max x 11'7 double glazed window. Fitted wardrobes.

En-suite comprises, shower, wash hand basin and WC. Part tiling to walls. Heated towel rails.

Bedroom two 13'2 x 10'6 max. Double glazed window.

Bedroom three 9'4 x 7'5 double glazed window.

Bedroom four 8'4 x 6'10 max. Double glazed window.

Modern bathroom comprises white panel bath, wash hand basin and WC. Part tiling to walls. Heated towel rail. Obscure double glazed window. Tiled flooring.

Delightful rear garden commences with patio seating area, side access gate, outside water tap. Shed and greenhouse to remain. Remaining garden is lawned lined with well stocked flower bed bordering.

Garage 17'3 x 9'4 up and over door, power and light connected.

Driveway parking.

Council Tax Band: E

Local Authority: Thurrock

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

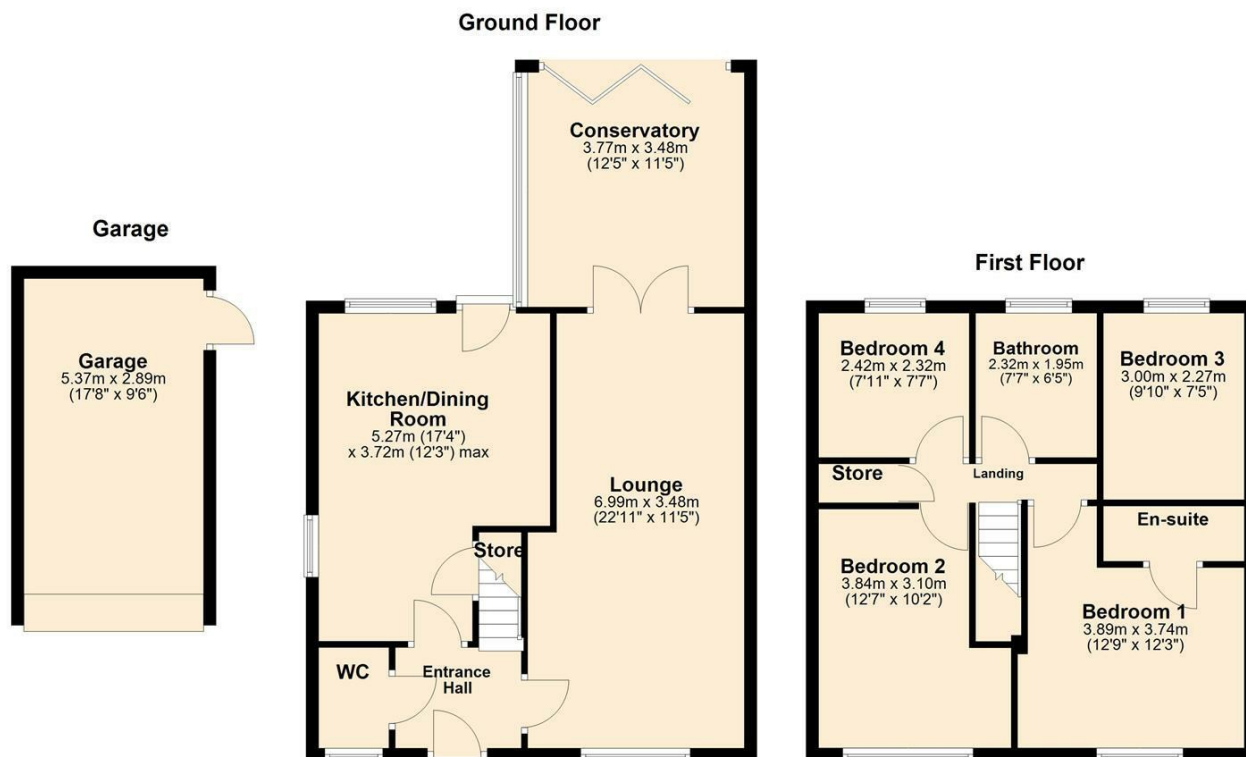
Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £60.00 plus VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.



Colubrid.co.uk

South Ockendon is a town, located on the border with Greater London, just outside the M25 motorway. Ockendon railway station is located on London, Tilbury and Southend line to Fenchurch Street via Upminster. Close to Lakeside Shopping Centre offering an array of things to do including, leisure facilities, Cinemas, pubs, you can also visit a variety of restaurants.





Colubrid.co.uk