



## Rose Gardens, South Road, South Ockendon

Guide Price £450,000



- A beautifully presented and fantastic size four bedroom detached family home
- Excellent size living space throughout spread over three floors
- Located in a small gated community constructed in 2018
- Lovely size lounge
- Stunning kitchen/diner
- Ground floor wc
- Three first floor bedrooms and a family bathroom
- Second floor master bedroom with en-suite shower room
- Wonderful size rear garden
- Electric gated access with fob or code entry and video intercom system leading to two allocated parking spaces and visitors parking





**Guide Price - £450,000 - £500,000**

**Nestled within the serene confines of a gated community in Rose Gardens off of South Road, South Ockendon, this beautifully presented four-bedroom detached family home offers an exceptional living experience. Constructed in 2018, the property boasts a modern design and generous living space spread over three thoughtfully arranged floors.**

**Upon entering, you are greeted by an inviting entrance hallway that sets the tone for the rest of the home. The ground floor features a convenient WC, a spacious lounge perfect for relaxation, and a stunning kitchen/diner that is ideal for family gatherings and entertaining guests. The first floor accommodates three well-proportioned bedrooms, complemented by a family bathroom that caters to the needs of a busy household.**

**The second floor is dedicated to a luxurious master bedroom, complete with an en-suite shower room, providing a private retreat for the homeowners. The property is further enhanced by a wonderful size rear garden, perfect for outdoor activities and enjoying the fresh air.**

**Security and convenience are paramount, with electric gated access to the development and video intercom entry system, ensuring peace of mind for residents. The home also includes two allocated parking spaces at the front, along with additional visitors' parking, making it practical for both family and guests.**

**This delightful property is not just a house; it is a family home that offers comfort, style, and a sense of community. With its modern amenities and prime location, it is an opportunity not to be missed.**

Enter the property via video secure intercom entry system.

Entrance hall commences with turning staircase to first floor accommodation. Storage cupboard.

Access is given to ground floor cloakroom/WC. Wooden style flooring throughout.

Kitchen 10'11 x 9'2 overlooks the front aspect. Range of high gloss wall and base mounted units with matching pan size storage drawers. Work surfaces housing sink drainer. Five ringed gas hob, oven, extractor hood, fridge, freezer, washing machine and dishwasher to remain.

Lounge 13'5 x 10'10 gives access to rear garden via French double glazed doors. Double glazed windows.

First floor landing is home to three bedrooms and family bathroom. Stairs to second floor accommodation.

Bedroom two 13'5 x 8'11 double glazed window to front.

Bedroom three 10'10 x 6'6 max. Double glazed window to rear

Bedroom four 10'10 x 6'6 max. Double glazed window to rear.

Family bathroom comprises, white panel bath fitted with shower/mixer tap. Wash hand basin and WC. Tiling to walls. Tiled flooring. Heated towel rail.

Second floor is home to the spacious main bedroom and en-suite shower room.

Main bedroom 13'5max x 10'8 two dual aspect Velux double glazed windows. Eaves storage space.

En-suite comprises shower, wash hand basin and WC. Tiling to walls. Tiled flooring.

Externally the property has a good size rear garden. Commencing with patio seating area. Side access gate, outside water tap and shed to remain. Remaining garden is lawned.

The property also has two allocated parking spaces plus two visitor spaces and brick storage shed to side.

Further Details:

Estate Management Charge: £250.00 per annum (managed by residents)

Video secure intercom entry system

Electric gated community

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.

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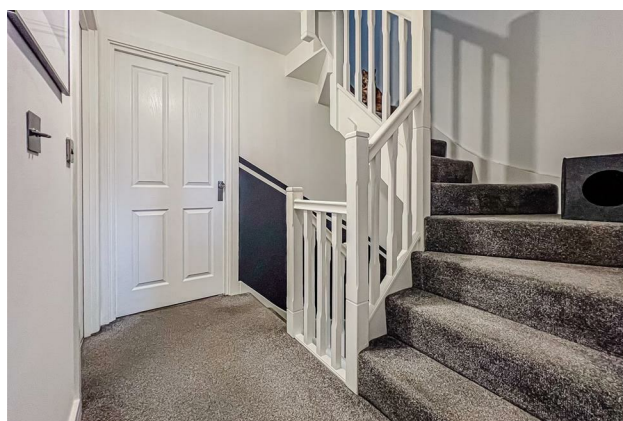
#### THE SMALL PRINT:

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact —get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

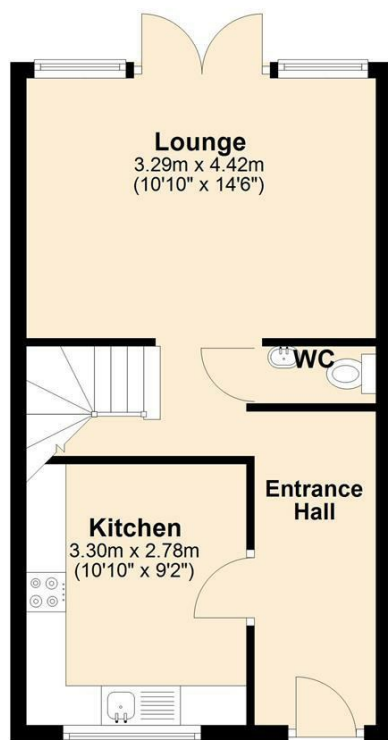
Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

AML Checks - Law says we must run one. £60 + VAT per buyer. Tiny toll, big compliance.

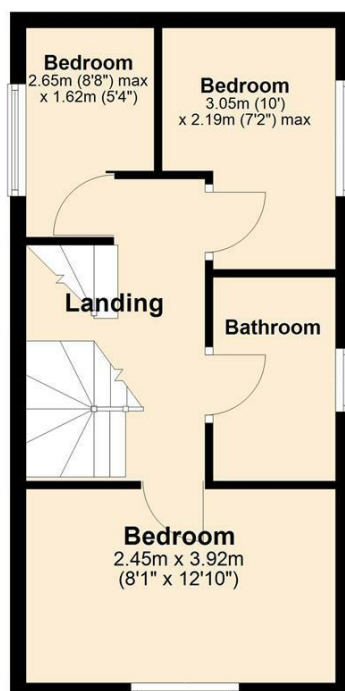
Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



**Ground Floor**



**First Floor**



**Second Floor**

