KILN& LODGE
ESTATE AGENTS : REDEFINED



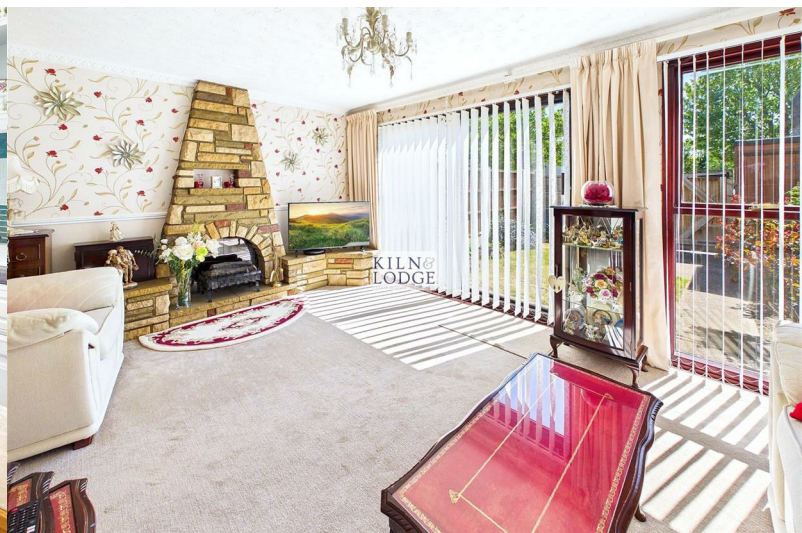
23 Larkspur Close

South Ockendon, RM15 6JQ

Offers in excess of £270,000

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Entrance
4'3 x 2'10 (1.30m x 0.86m)
Entrance door,

WC
5'4 x 2'6 (1.63m x 0.76m)
Low level WC, wash hand basin.

Hallway
17'11 x 3'3 (5.46m x 0.99m)
Storage cupboard, stairs to first floor, cupboard housing Warm Air heating system.

Kitchen/Diner
18' max x 9'10 max (5.49m max x 3.00m max)
Window to front, range of fitted storage cupboards, integrated fridge, freezer. space and plumbing for washing machine and oven. The worksurfaces incorporate the sink unit. Part tiled walls, open to

Living Room
15'11 x 10'9 (4.85m x 3.28m)
Window and patio doors to rear, feature fireplace, carpet, door to hallway.

First Floor

Landing
9'9 x 6'3 (2.97m x 1.91m)
Stairs to ground floor, airing cupboard

Bedroom One
15'11 x 9'1 (4.85m x 2.77m)
Two windows to front, carpet. storage cupboard.

Bedroom Two
14' x 8'9 (4.27m x 2.67m)
Window to rear, carpet.

Bedroom Three
10'1 x 7'1 (3.07m x 2.16m)
Window to rear, carpet

Bathroom
6' x 5'6 (1.83m x 1.68m)
Panelled bath with electric shower over, pedestal wash hand basin, low level WC, part tiled walls

Exterior

Front Garden
Hardstanding leading to entrance door

Rear Garden
Mainly laid to lawn with flowers and shrubs. Fencing to boundaries, gate to rear.











Road Map



Hybrid Map



Terrain Map



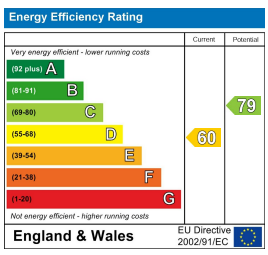
Floor Plan

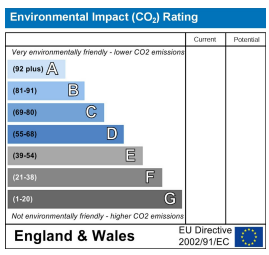


Viewing

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





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