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Easington Way, South Ockendon

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Situated within a well-established residential location in the heart of South Ockendon, this well-presented three-bedroom end of terrace family home offers an excellent opportunity for first-time buyers, growing families and investors alike. Offered to the market with the significant advantage of no onward chain, the property provides approximately 816 sq. ft. of well-balanced living accommodation, generous outside space and an enviable position close to highly regarded schools, green open spaces and excellent transport links. Combining spacious interiors with a practical layout and fantastic potential to personalise, this is a home ready to move straight into while still offering scope for future enhancement.

The property enjoys an attractive end of terrace position, creating a welcoming first impression with its traditional brick façade and the added benefit of a wider side access leading directly to the rear garden. The front garden provides an attractive approach to the property, while the end position offers an increased sense of privacy compared to many neighbouring homes.

Stepping inside, the entrance hallway provides access to the principal ground floor accommodation and stairs rising to the first floor. The spacious living room is positioned to the front of the property and is flooded with natural light from the large bay window, creating a bright and comfortable reception space ideal for relaxing or entertaining. Generous proportions allow for a variety of furniture layouts, making it an ideal room for everyday family life.

To the rear of the property is the impressive kitchen/dining room, stretching across the width of the house and providing an excellent social space. The modern fitted kitchen offers a comprehensive range of contemporary wall and base units complemented by generous work surfaces, ample cupboard storage and space for appliances. The dining area comfortably accommodates a family dining table, making it the perfect setting for both everyday meals and entertaining guests. A rear door provides direct access onto the garden, seamlessly connecting the indoor and outdoor living spaces.

The first floor continues to impress with three well-proportioned bedrooms. The principal bedroom is a generous double room overlooking the front of the property and provides ample space for a full range of bedroom furniture. The second bedroom is another comfortable double room enjoying pleasant views over the rear garden, while the third bedroom offers excellent versatility as a child's bedroom, nursery, home office or dressing room.

Completing the accommodation is the family bathroom, fitted with a three-piece suite comprising a panelled bath with shower over, wash hand basin and WC, all designed to meet the needs of modern family living.

Externally, the west-facing rear garden is a wonderful feature of the home, providing an ideal outdoor space to enjoy the afternoon and evening sunshine. The garden is predominantly laid to lawn with a paved patio area immediately adjoining the property, creating the perfect setting for outdoor dining, summer barbecues or simply relaxing with family and friends. Mature fencing provides privacy, while a timber garden shed offers useful external storage.

The location is perfectly suited for families and commuters alike. Dilkes Park and the beautiful Little Dilkes Woods are situated approximately 0.4 miles away, providing wonderful green open spaces for walking, recreation and outdoor activities. Families are exceptionally well served by a number of highly regarded schools, with Beacon Hill Academy just 0.3 miles away, Dilkes Academy approximately 0.5 miles away, Harris Academy Ockendon and Sixth Form around 0.4 miles away and Bonnygate Primary School approximately 0.6 miles from the property. South Ockendon Station is situated approximately 1.3 miles away, offering convenient rail services into London, while excellent road links provide easy access to both the A13 and M25, making commuting throughout Essex and into the capital straightforward. For shopping, leisure and entertainment, Lakeside Shopping Centre is located approximately 3.1 miles away, offering an extensive selection of retail outlets, restaurants, cafés and leisure facilities.

Offering spacious accommodation, a desirable west-facing garden, an excellent location for families and commuters, and the added benefit of no onward chain, this attractive three-bedroom end of terrace home presents an outstanding opportunity to acquire a well-proportioned family property in one of South Ockendon's most convenient residential locations.

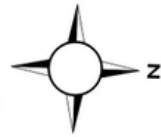
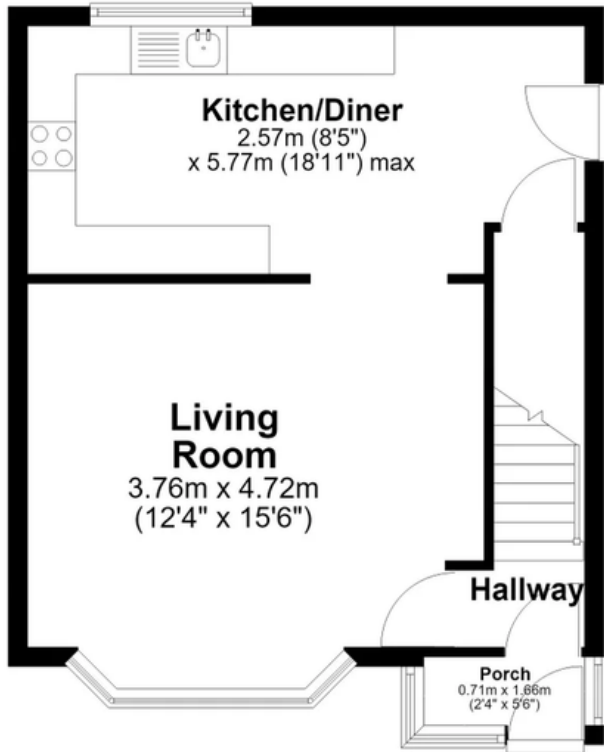
- THE ADVANTAGE OF NO ONWARD CHAIN
- THREE BEDROOM END OF TERRACE FAMILY HOME
- COVERING APPROX 816 SQ FT OF LIVING SPACE
- WEST FACING REAR GARDEN
- LOCATED WITHIN 0.4 MILES OF DILKES PARK AND LITTLE DILKES WOODS
- WITHIN 0.5 MILES OF FOUR LOCAL SCHOOLS
- WITHIN 3.1 MILES OF LAKESIDE SHOPPING CENTRE
- EASY ACCESS TO THE A13 AND M25
- SITUATED WITHIN 1.3 MILES OF SOUTH OCKENDON STATION
- COUNCIL TAX BAND B





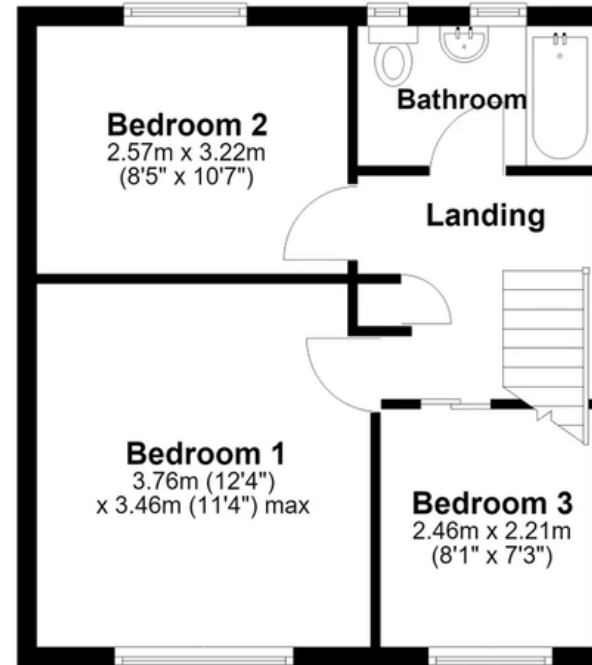
Ground Floor

Approx. 38.8 sq. metres (417.6 sq. feet)



First Floor

Approx. 37.0 sq. metres (398.6 sq. feet)



Total area: approx. 75.8 sq. metres (816.3 sq. feet)

This floorplan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

DISCLAIMER

We endeavour to make our sales particulars as accurate and reliable as possible; however, they do not constitute or form part of an offer or contract, nor can they be regarded as representations or relied upon as statements of fact. All interested parties must verify the accuracy via their solicitor who will check any relevant lease information, related charges, fixtures / fittings, rights of way / access, permissions for extensions / conversions and, required planning / building regulations. The floorplan is not to scale and its accuracy nor measurements can be confirmed, all interested parties should consult their surveyor should they want verification of the floorplan or plot.