



**Kempsters**  
ESTATE AGENTS

9 Ayron Road  
South Ockendon RM15 5FJ

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Asking price  
**£340,000**

**This modern three bedroom detached house is situated in a convenient location within walking distance of local shops, schools and c2c train station. Features include a bright lounge/diner, fitted kitchen with appliances, ground floor cloakroom, good size bedrooms, south facing garden plus two parking spaces. 360 VIRTUAL TOUR AVAILABLE.**



- Lounge 16'11 x 11'8
- Fitted kitchen 9'9 x 8'10
- Ground floor cloakroom
- Bedroom one 16'7 x 8'8
- Bedroom two 10'3 x 10'1
- Bedroom three 10'3 x 6'9
- Family bathroom
- South facing rear garden approx 32'
- Driveway providing off road parking for two vehicles

### ENTRANCE HALL

Double glazed window to front, smooth plastered ceiling, access to first floor, under stairs storage cupboard, radiator, power points, tiled floor.

### GROUND FLOOR CLOAKROOM

Smooth plastered ceiling, extractor fan, suite comprising pedestal wash hand basin and low flush toilet, radiator, tiled floor.

### LOUNGE/DINER

16'11 x 11'8 (5.16m x 3.56m)

Double glazed window to front, double glazed window and double glazed French doors lead to garden, smooth plastered ceiling, built-in storage cupboard, two radiators, power points, tiled floor.

### KITCHEN

9'9 x 8'10 (2.97m x 2.69m)

Double glazed window to side, smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated double oven, hob, canopy with extractor, fridge/freezer, dishwasher and washing machine, power points, tiled floor.

### FIRST FLOOR LANDING

Double glazed window to front, smooth plastered ceiling, access to loft space, built-in airing cupboard, fitted carpet.

### BEDROOM ONE

16'7 x 8'8 (5.05m x 2.64m)

Double glazed windows to front and side, smooth plastered ceiling, radiator, power points, laminate floor.

### BEDROOM TWO

10'3 x 10'1 (3.12m x 3.07m)

Double glazed window to side, smooth plastered ceiling, radiator, power points, fitted carpet.



### BEDROOM THREE

10'3 x 6'9 (3.12m x 2.06m)

Double glazed window to front, smooth plastered ceiling, radiator, power points, fitted carpet.

### BATHROOM

Smooth plastered ceiling, extractor fan, suite comprising bath with mixer tap and shower attachment, pedestal wash hand basin and low flush toilet, heated towel rail, tiled floor.

### SOUTH FACING REAR GARDEN

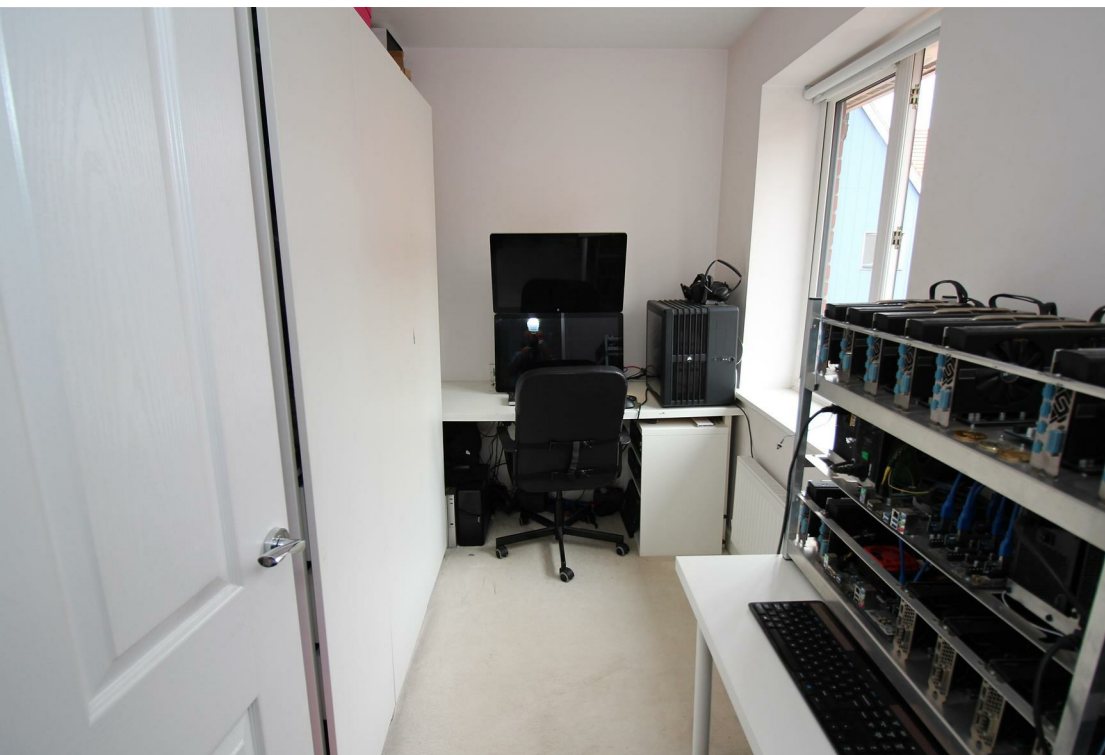
in excess of 32' (in excess of 9.75m)

Immediate patio area, remainder laid to lawn with fence surround, timber shed.

### PARKING

Brick paved driveway providing off road parking for two vehicles.







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No appliances or main services have been checked.

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