



Kempsters
ESTATE AGENTS

168 Garron Lane
South Ockendon RM15 5LA

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Asking price
£270,000

This spacious three bedroom house is situated in a great location within walking distance of local shops, schools and train station. The property requires modernisation throughout and is offered with no onward chain. 360 VIRTUAL TOUR AVAILABLE.



- Gas central heating
- Double glazing
- Lounge 13'4 x 12'
- Kitchen/diner 13'3 x 10'3
- Ground floor toilet
- Bedroom one 11'10 x 11'5
- Bedroom two 13'8 x 10'1>7'
- Bedroom three 8'9 x 8'7
- South facing rear garden approx 63'
- Potential for off road parking (subject to planning)

ENTRANCE HALLWAY

Half opaque double glazed door leads to rear garden, access to first floor, built-in under stairs storage cupboard, radiator, power point, carpet.

GROUND FLOOR TOILET

Opaque double glazed window to rear, high flush toilet, vinyl floor tiles.

LOUNGE

13'4 x 12'0 (4.06m x 3.66m)

Double glazed window to front, radiator, power points, carpet.

KITCHEN/DINER

13'3 x 10'3 (4.04m x 3.12m)

Double glazed window to rear, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, space for gas cooker, further ample appliance spaces, wall mounted gas central heating boiler, part tiling to three walls, radiator, power points, tiled floor.

FIRST FLOOR LANDING

Double glazed window to rear, built-in airing cupboard, power point, carpet.

BEDROOM ONE

11'10 x 11'5 (3.61m x 3.48m)

Double glazed window to front, built-in wardrobe, radiator, power points, carpet.

BEDROOM TWO

13'8 x 10'1 reducing to 7'0 (4.17m x 3.07m reducing to 2.13m)

Double glazed window to front, radiator, power points, carpet.

BEDROOM THREE

8'9 x 8'7 (2.67m x 2.62m)

Double glazed window to rear, built-in wardrobe, radiator, power points, carpet.



WET ROOM

6'7 x 5'10 reducing to 3'2 (2.01m x 1.78m reducing to 0.97m)

Opaque double glazed window to rear, extractor fan, suite comprising shower, wash hand basin and low flush toilet, tiling to shower area, vinyl floor covering.

SOUTH FACING REAR GARDEN

in excess of 63' (in excess of 19.20m)

Immediate patio area, remainder laid to lawn with mature shrubs and trees, outside tap. Covered access leads to:

FRONT GARDEN

Laid to lawn with hedge and decorative slate borders. Potential to create off road parking (subject to planning permission).







Kempsters Estate Agents take no responsibility for any error, omission, misstatement or use of data shown.
This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate ...

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No appliances or main services have been checked.

