



Kempsters

Kempsters
ESTATE AGENTS

4 Manor Close
Aveley South Ockendon RM15 4EL

3 1 1

Asking price
£385,000

This spacious and well presented three bedroomed house is situated in a popular cul-de-sac location close to local shops and schools plus offering easy access to A13/M25 road links. Features include a large lounge, dining area, fitted kitchen, utility, stylish bathroom, approx 55' rear garden and off road parking.



- Good Quiet Location
- Entrance Porch
- Gas Central Heating with Combi Boiler
- Parking at Front and Rear of the Property for Several Cars
- Garage with Power
- Double Glazed Window and Doors
- Large Kitchen with Separate Utility Room
- Decorative Rear Garden

ENTRANCE PORCH/HALLWAY

Double glazed door and side windows to front, smooth ceiling and smooth painted walls, laminated floor with carpeted stairs leading to the first floor, glass panelled doors leading into lounge and kitchen.

LOUNGE

20'5 x 10'1 (6.10m'1.52m x 3.05m'0.30m)

Smooth recessed ceiling with inset spotlights, smooth painted walls, double glazed window to front, carpeted floor, radiator and double doors leading into dining area.

KITCHEN

20'5 x 9'5 reducing to 6'3 (6.10m'1.52m x 2.74m'1.52m reducing to 1.83m'0.91m)

Smooth ceiling with inset spotlights and coving, tiled walls one end and smooth painted walls the other, laminated wood floor, double glazed windows to front and rear, built in understairs cupboard, radiator, a range of white gloss wall and base units with contrasting charcoal work surface, gas hob with extractor over, electric oven, space for dishwasher, space for large fridge freezer and glass panelled door leading into:-

UTILITY

7'2 x 6'3 (2.13m'0.61m x 1.83m'0.91m)

Smooth ceiling with coving and inset spot lights, partially tiled walls, tiled floor, double glazed windows to side and rear aspect, spaces for drying machine and washing machine, double wall cupboard and contrasting charcoal work surface and open door leading onto:-

DINING

11'10 x 7'11 (3.35m'3.05m x 2.13m'3.35m)

Smooth ceiling and smooth painted walls, double glazed windows to rear and side aspects, radiator, laminated wood floor, double doors leading to the lounge and door leading to the rear garden.



FIRST FLOOR LANDING

Smooth ceiling with loft access, smooth painted walls, carpeted floor, electric point and panelled wood doors leading to:-

BEDROOM ONE

11'9 x 10'3 (3.35m'2.74m x 3.05m'0.91m)

Textured ceiling with coving, smooth painted walls and one papered feature wall, double glazed window to front, built in cupboard with Vaillant combi boiler, carpeted floor and small airing cupboard.

BEDROOM TWO

13'6 x 9'7 reducing to 5'5 (3.96m'1.83m x 2.74m'2.13m reducing to 1.52m'1.52m)

Smooth ceiling with inset spotlights and coving, smooth painted walls, double glazed window to rear, radiator and carpeted floor.

BEDROOM THREE

11'8 x 6'6 (3.35m'2.44m x 1.83m'1.83m)

Smooth ceiling with coving, smooth painted walls, double glazed window to front, radiator and carpeted floor.



BATHROOM

Smooth recessed ceiling with inset spotlights, tiled walls, laminated wood floor, heated towel rail, double glazed window to rear, bath with shower over and glass panel, handwash basin with cupboard under and low flush toilet.

REAR GARDEN

in excess of 55' (in excess of 16.76m')

Laid to lawn with raised garden beds, rear spotlight, two sheds with power, rear access to garage with double doors and power and rear parking for 2/3 cars.

FRONT GARDEN

Concrete parking space, low brick walls and slated area with some shrubs

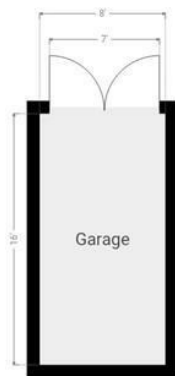












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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (82 plus) A (81-81) B (69-69) C (55-65) D (39-54) E (27-38) F 1-26 G		89	Very environmentally friendly - lower CO₂ emissions (82 plus) A (81-81) B (69-69) C (55-65) D (39-54) E (27-38) F 1-26 G
Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC		67	Not environmentally friendly - higher CO₂ emissions England & Wales EU Directive 2002/91/EC