



## 64 Larkspur Close

, South Ockendon, RM15 6JG

Offers in excess of £275,000



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## ACCOMMODATION

### Entrance

4'7 x 4'2 (1.40m x 1.27m)

Entrance door, space and plumbing for washing machine.

### WC

5'6 x 2'6 (1.68m x 0.76m)

Low level WC, wash hand basin.

### Kitchen

9'11 x 9'3 (3.02m x 2.82m)

Window to front. Range of fitted storage units. Integrated oven. Space and plumbing for fridge. Work surfaces incorporate sink unit and gas and electric hob. Open to:

### Lounge/Diner

15'10 x 12'10 (4.83m x 3.91m)

Doors to rear garden, feature fireplace.

### First Floor

### Landing

Stairs to ground floor, airing cupboard

### Bedroom One

15'10 x 9'1 (4.57m; 3.05m x 2.77m)

Window to front, storage cupboard, fitted wardrobes

### Bedroom Two

13'11 x 8'9 (4.24m x 2.67m)

Window to rear, fitted wardrobes.

### Bedroom Three

10' x 7'1 (3.05m x 2.16m)

Window to rear, fitted wardrobe.

### Bathroom

8'3 x 5'11 (2.51m x 1.80m)

Panelled bath with shower over. Low level WC, wash hand basin

### Exterior

### Frontage

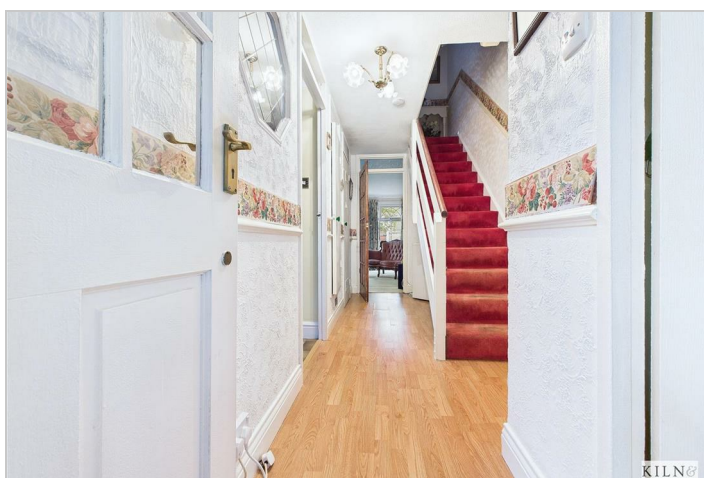
### Garage

### Rear Garden

Mainly laid to lawn with fencing to boundaries and a gate to the rear.

### Agents Note

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £54.00 inc. VAT (non-refundable) to complete our Anti Money Laundering Identity checks.



Road Map



Hybrid Map



Terrain Map



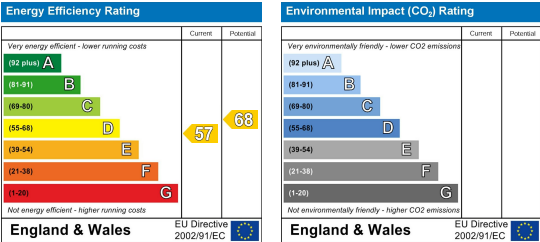
Floor Plan



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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