

**To arrange a viewing contact us
today on 01268 777400**



Sunliner Way, South Ockendon Offers in excess of £450,000

This stunning family home built in 2016, ideally positioned within walking distance of Ockendon Station, offering excellent transport links while being finished to a high modern standard throughout offered with no onward chain.

The ground floor has been thoughtfully designed for modern family living, featuring a spacious open plan lounge, dining area and contemporary fitted kitchen, creating the perfect space for both everyday living and entertaining. There is also the added benefit of a convenient ground floor WC.

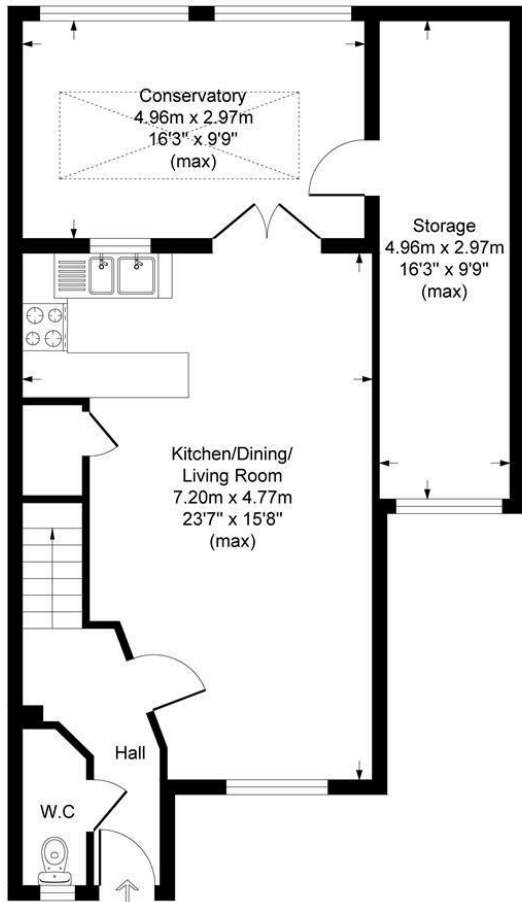
To the first floor, the property offers three well proportioned bedrooms, one of which benefits from its own en-suite shower room, along with a stylish family bathroom. The second floor loft space is currently being used as the master bedroom, providing excellent additional space and flexibility.

Externally, the home continues to impress with off-street parking for two vehicles, a private rear garden with a covered patio area ideal for outdoor dining, and a large storage shed to the side.

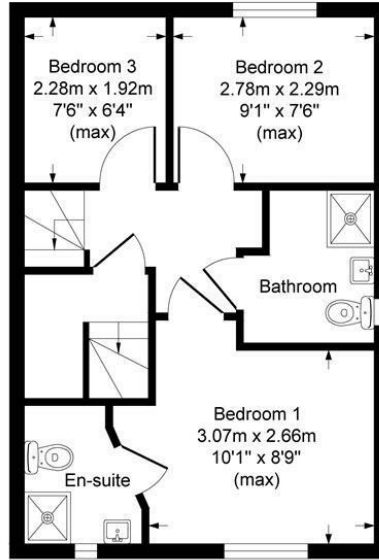
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Sunliner Way

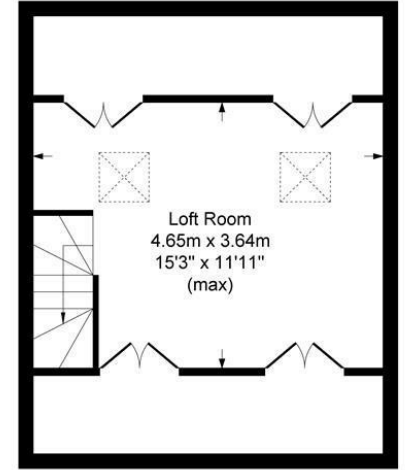
Approximate Gross Internal Floor Area = 117.0 sq m / 1260 sq ft



Ground Floor

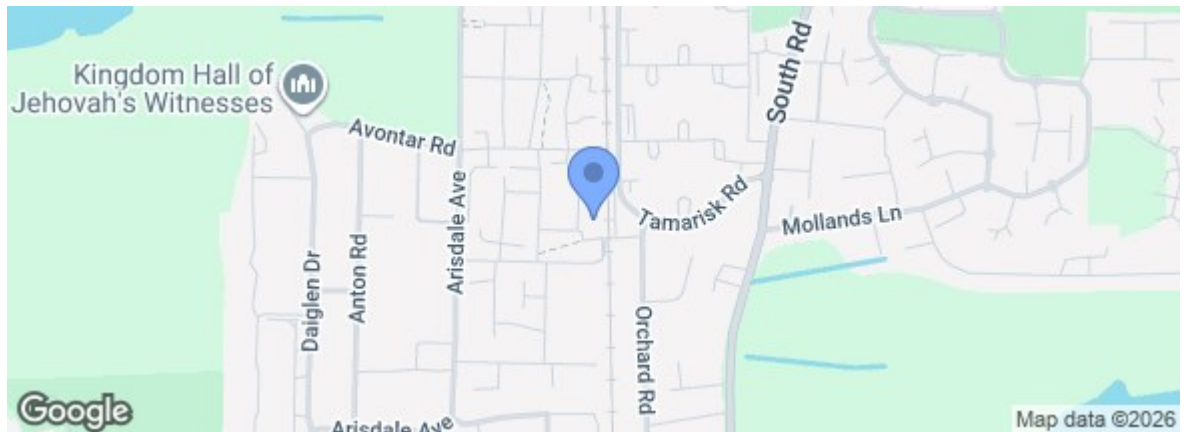


First Floor



Second Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			



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