

To arrange a viewing contact us
today on 01268 777400



Laburnum Grove, South Ockendon Asking price £625,000

THE PERFECT FAMILY HOME!! Aspire Estate Agents are delighted to bring to the market this wonderfully presented FOUR bedroom detached family home situated within the sought after "Brandon Groves" estate in South Ockendon. The property has been kept to a wonderful standard by the current owners and boasts excellent living space throughout. The property has off street parking as well as a garage. The property also has three bathrooms, one downstairs and 2 upstairs (1 of which is an en suite). It is only a few minutes walk from South Ockendon mainline C2C train station and local amenities. This property simply has to be viewed... Call us now to book your internal viewing!!

Hallway

10'5 x 4'8 (3.18m x 1.42m)

Front door enters to spacious hallway, downstairs WC to left, smooth plastered walls and ceilings

Lounge

19'02 x 11'07 (5.84m x 3.53m)

Smooth plastered walls and ceilings, Bay window to front allowing natural light, wood effect flooring throughout

Kitchen

16'9 x 11'00 (5.11m x 3.35m)

Smooth plastered walls and ceilings, UPVC door to the side leading to garden, some integrated appliances, hard tiled flooring throughout

Diner

10'10 x 9'1 (3.30m x 2.77m)

Smooth plastered walls and ceiling, doors leading out to garden, freshly fitted carpets laid.

Bedroom

6'8 x 8'7 (2.03m x 2.62m)

Smooth plastered walls and ceilings, fitted carpets and UPVC double glazed window

Master Bedroom

11'9 x 11'10 (3.58m x 3.61m)

Smooth plastered walls and ceilings, fitted carpets and UPVC double glazed window. Fitted wardrobes and en suite

En Suite

8'9 x 3'10 (2.67m x 1.17m)

Shower cubical, toilet and wash basin, smooth plastered walls and ceiling, hard tiled flooring

Bedroom

10'9 x 11'00 (3.28m x 3.35m)

Smooth plastered walls and ceilings, fitted carpets and UPVC double glazed window

Bedroom

7'11 x 8'7 (2.41m x 2.62m)

Smooth plastered walls and ceilings, fitted carpets and UPVC double glazed window

Bathroom

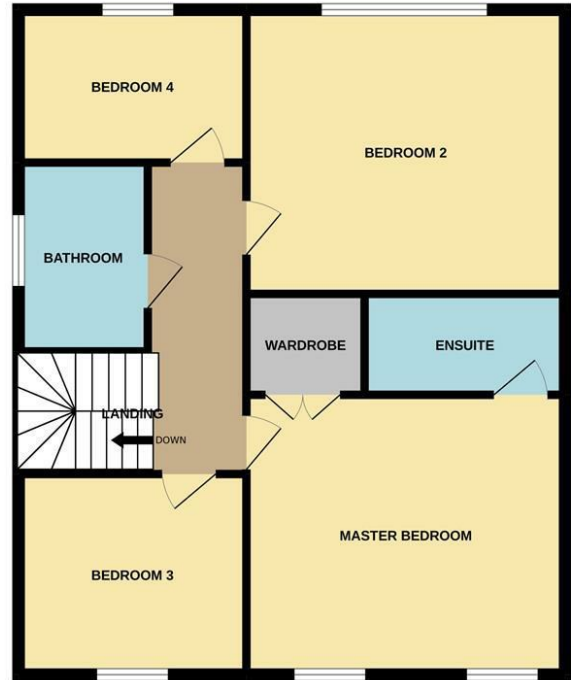
6'9 x 5'5 (2.06m x 1.65m)

Tiled walls and flooring, bath tub with shower integrated, toilet and wash basin, UPVC double glazed window with obscured glass.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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			



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.