



## Arisdale Avenue, South Ockendon, RM15 5FE Offers In Excess Of £475,000



\*\* 5 BED SEMI DETACHED HOUSE WITH OFF STREET PARKING, TERRACE AND GARDEN \*\*

\* GUIDE PRICE - £475,000 TO £495,000 \*

\* VIRTUAL TOUR AVAILABLE ONLINE \*

OC Homes are delighted to present to the sales market this stunning 5 bedroom family home in South Ockendon, RM15. The property has been beautifully presented by the owners with off street parking for 2 or 3 cars, a lovely rear garden, beautiful first floor terrace, solar panels to ensure great energy efficiency, and a large loft space to provide scope for further expansion if required. The property boasts 1330 sq ft of accommodation with five bedrooms, two bathrooms and a ground floor w/c as well as the excellent outside spaces and superb local amenities. Ockendon Station is less than half a mile from the property and the road links to London and beyond are superb with A13 and M25 easy to access.

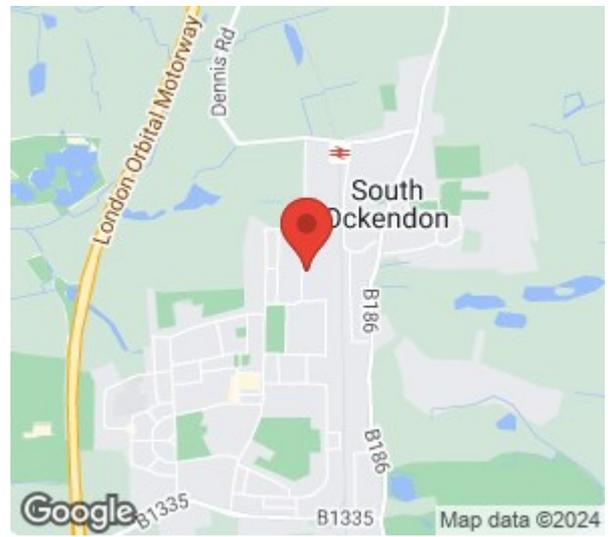
Accommodation comprises; ground floor - a spacious entrance hallway, ground floor w/c, modern kitchen with an array of units to eye and base level, and a light and airy reception room with dining area. The kitchen has been opened up to the rear to allow access from the reception room, and creates a lovely flow to the ground floor space. First Floor; two double bedrooms, family bathroom, and access to a lovely terrace area with table and chairs, making it ideal for al fresco dining in the summer. The second floor boasts two double bedrooms (master with en-suite shower room, and juliet balcony), a single bedroom / study, and access to a large loft space which can be converted (STPP). Externally there is a well maintained private rear garden with side access, patio area to the front and remainder laid to lawn. There is off street parking to the front with space for 2 or 3 cars in the car port and in front of the property. To arrange a viewing please call the OC Homes Sales team now.

### Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.

- 5 BED SEMI DETACHED
- FIRST FLOOR TERRACE
- OFF STREET PARKING FOR 2/3 CARS
- SUPERBLY PRESENTED THROUGHOUT
- EXCELLENT TRANSPORT LINKS
- LOTS OF LOCAL AMENITIES
- SOLAR PANELS FOR ENERGY EFFICIENCY
- LOFT SPACE WITH SCOPE FOR CONVERSION (STPP)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	87
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A		87	87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



320 High Road Leyton, Leyton, London, E10 5PW  
 t. 02085561212 | e. hello@oneclickhomes.co.uk  
 w. oneclickhomes.co.uk