



**Keith
Ashton** Land & New Homes

Ockendon Road, North Ockendon
Upminster

PLOT 1 (HENLOW) GREYHOUND GROVE OCKENDON ROAD

Guide Price £650,000

North Ockendon Upminster, RM14 3EQ



** GUIDE PRICE £650,000 - £695,000 ** Set in the beautiful and rural village of North Ockendon, we are delighted to bring to market this exclusive collection of 14 luxury homes, carefully designed to reflect a sense of character, refinement, and style. Greyhound Grove is perfectly positioned for the very best of town and country, being surrounded by far reaching open fields and with Upminster and Brentwood Town centres, both with excellent amenities being in close proximity. This wonderful, gated community has easy access into the city with Upminster and West Horndon train stations being within 4 miles, and Brentwood Mainline train station with its recently opened Elizabeth line also being just a short drive away. There are also excellent road links with the A127/M25 being close by. Offering environmentally friendly accommodation each home will include high specification fittings throughout, including German made kitchens and utilities, with A rated NEFF integrated appliances, Crosswater sanitaryware to bathrooms and en-suites, underfloor heating, low energy lighting, CAT 6 cabling and communal CCTV. Each plot is of a generous size and have landscaped front and rear gardens. For peace of mind a 10-year home warranty is provided.

- SEMI DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- EN-SUITE TO BEDROOM ONE
- GERMAN MADE KITCHEN WITH NEFF INTEGRATED APPLIANCES
- 1295 SQ. FT OF ACCOMMODATION
- OPEN PLAN KITCHEN / DINING / LIVING ROOM
- UTILITY ROOM
- 10 YEAR BUILD WARRANTY

Property Specification :

INTERNAL FEATURES

WALLS & CEILING

Smooth finished walls and ceiling finished with white emulsion paint

SKIRTING & ARCHITRAVES

Smooth finished skirting and architraves in white

INTERNAL DOORS

Oak doors with chrome ironmongery

SMOKE DETECTORS

Mains operated smoke detectors

HEATING

Heating and hot water is provided by energy efficient combi gas boilers. Underfloor heating system to the hallway, kitchen and open plan living/ dining area. Traditional radiator central heating is provided to all bedrooms

MEDIA & COMMUNICATIONS

Cat 6 cables to living room and master bedroom. Chrome fittings and switches throughout

FLOORING STYLES

Amtico flooring is fitted to the hallway, open plan kitchen, living and dining area as well as the cloakroom and utility. The bedrooms have fitted carpets, while the bathroom and en-suite have porcelain tiles

KITCHEN & UTILITY

German made Hacker Kitchen features a breakfast bar, handle-less units, soft closing drawers and doors with fitted Quartz worktop. Chrome USB sockets. Decorative pendant above the breakfast bar

Utility room with complimentary units and laminate worktop

DOWNLIGHTS

LED under cupboard downlights

APPLIANCES

Integrated Neff Appliances which include: Neff Induction Hob 60cm, Neff Canopy Hood 53cm, Neff 50/50 Fridge Freezer, Neff Fully Integrated Dishwasher 60cm, Neff Single Oven 600mm, Neff, Microwave Oven 600mm, Neff Free Standing Washing Machine, Neff Tumble Dryer 9kg Capacity

KITCHEN SINK

Blanco Selections Sink. Blanco Selections Tap

BATHROOM & EN-SUITE STYLES

Bathroom and En-Suite is equipped with Crosswater sanitary ware with a mirror and shaver socket above the washbasin

SHOWER

Fusion Thermostatic Shower with Fixed Head and Riser Rail over bath in Main Bathroom and En-suite

WC

Stadium BTW Pan in Main Bathroom. Stadium Close Coupled Pan in En-Suite

TOWEL WARMER

Wingrave Chrome Towel Rails to Bathroom and En Suite

WALL & FLOOR TILES

Porcelain tiles on the floor and wet areas which include around the bath, shower and above the wash basin

EXTERNAL FEATURES

WINDOWS

UPVC lockable double-glazed windows

EXTERNAL DOORS

Composite front door featuring multi locking points. Aluminium bi-fold doors to living/ dining area

FENCING

Fencing as shown on site layout. 1.8m wooden side gate

GARDEN

Top soiled back garden with patio area. Plug socket located at the back of the property

OUTSIDE TAP

Located at the front of the property

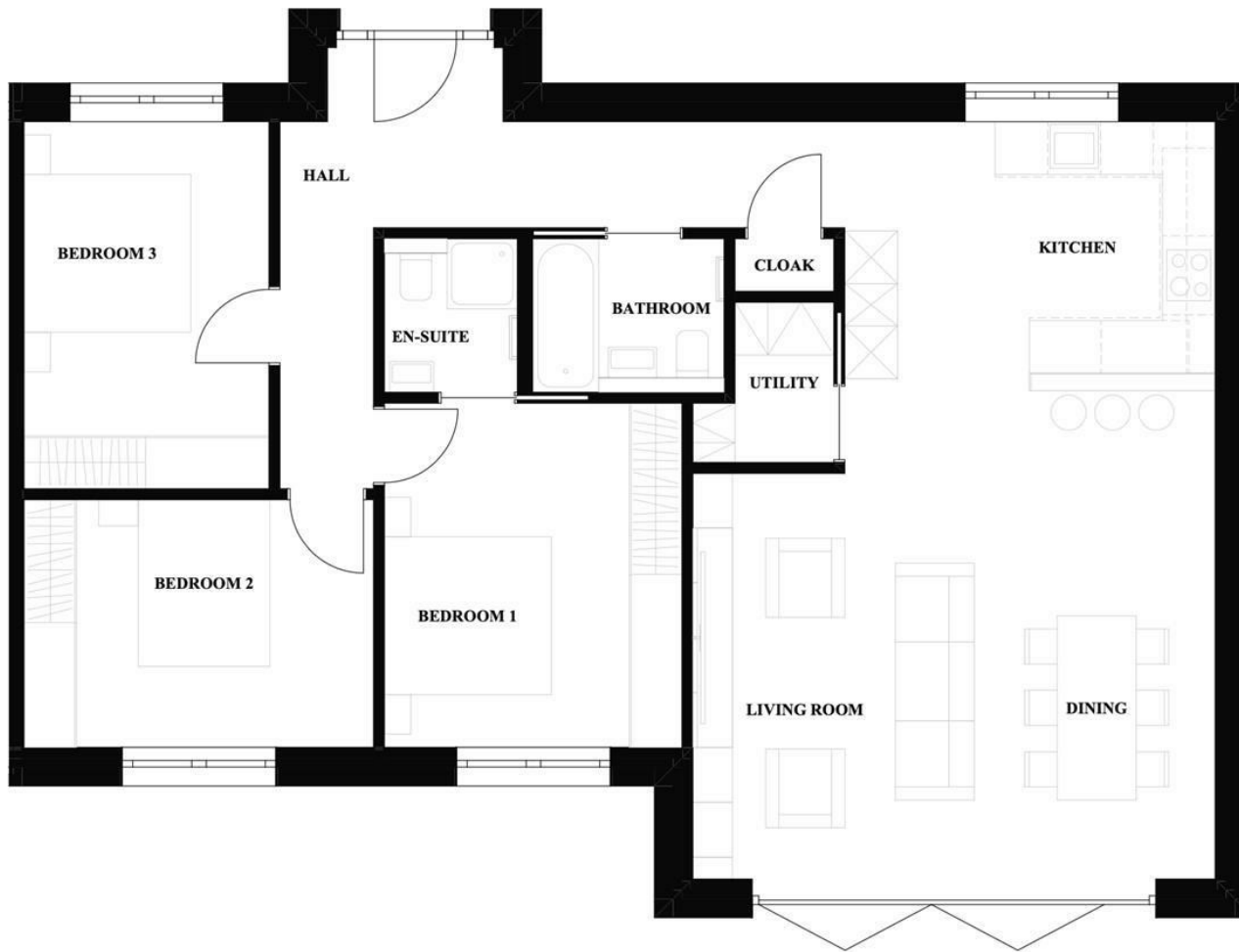
BIN STORE

Located at the front of the property

BUILD WARRANTY

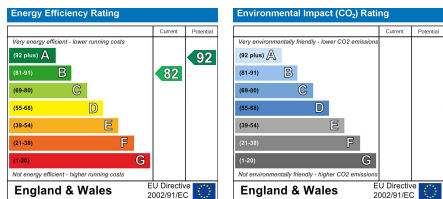
10-year building warranty provided by Protek

*Specifications may vary. The seller may find it necessary to change some of the materials to be used in the construction of the dwelling. The seller will do so if the materials have become unobtainable or cannot be obtained within a reasonable time or because the seller has found materials of better quality. If the seller substitutes materials they will be of similar appearance to and at least equal to or better quality than those being replaced; and they will not reduce the market price of the property. Please note: imagery and floor plans are for guidance only.



Plot 1, 4 & 7

Living / Dining Room	5.97 x 4.78m	19'7" x 15'8"
Kitchen	4.27 x 4.01m	14'" x 13'2"
Utility	1.85 x 1.63m	6'1" x 5'4"
Cloak	1.12 x 0.64m	3'8" x 2'1"
Main Bathroom	2.21 x 1.75m	7'3" x 5'9"
Bedroom 1	3.40 x 3.96m	11'2" x 13'0"
Bedroom 2	4.01 x 2.84m	13'2" x 9'4"
Bedroom 3	2.82 x 4.17m	9'3" x 13'8"
En- Suite	1.52 x 1.75m	5'0" x 5'9"
Total area	120.32 sq.m	1295 sq.ft



SERVICES:

Local Authority: Upminster
 Council tax band:
 Post code: RM14 3EQ

VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

OPENING HOURS:

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

MORTGAGE INFORMATION:

We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 260858 or visit our interactive website at www.mortgagebusiness.net

WE THE AGENT HAVE NOT TESTED ANY APPARATUS, FITTINGS OR SERVICES FOR THIS PROPERTY. THE PLOT SIZE IS INTENDED MERELY AS A GUIDE AND HAS NOT BEEN OFFICIAL MEASURED OR VERIFIED BY THE AGENT. PHOTOGRAPHS ARE FOR ILLUSTRATION ONLY AND MAY DEPICT ITEMS WHICH ARE NOT FOR SALE OR INCLUDED IN THE SALE OF THE PROPERTY.