



**Keith
Ashton** Land & New Homes

Ockendon Road, North Ockendon
Upminster

PLOT 2 (DONCASTER) GREYHOUND GROVE OCKENDON ROAD

Guide Price £995,000

North Ockendon Upminster, RM14 3PT



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 MASTER BEDROOM
- GERMAN MADE KITCHEN WITH NEFF INTEGRATED APPLIANCES
- 1981 SQ. FT. OF LIVING ACCOMMODATION
- OPEN PLAN LIVING
- GARAGE & ELECTRIC CAR CHARGING POINT
- 10 YEAR BUILD WARRANTY

Property Specification :

INTERNAL FEATURES:

WALLS & CEILING

Smooth finished walls and ceilings with white emulsion paint finish

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 room. 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. Built-in Bluetooth ceiling speakers throughout open plan living/ dining area, master bedroom and master en-suite. BT Fibre optical network terminal.

FLOORING STYLES

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

KITCHEN & UTILITY STYLES

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

DOWNLIGHTS

LED under cupboard downlights

APPLIANCES

Integrated Appliances which include: Bora Pure Induction cooktop. Neff Built in Fridge, Neff Built in Freezer, Neff Fully Integrated Dishwasher, Neff Single Oven, Neff Microwave Oven, Caple Wine Cabinet, Neff Free Standing Washing Machine, Neff Condenser Tumble Dryer 9kg Capacity

KITCHEN SINK

Blanco Selections Sink. Quooker PRO3 Flex Chrome Tap & Quooker Scale Control Plus

BATHROOM & EN-SUITE STYLES

Bathroom and En-Suite are equipped with Crosswater sanitary wear

SHOWER

Kai Dual Function Concealed Shower Valve with Central Fixed. Head, Riser Rail handset and hose in the Main Bathroom and En-Suite.

WC

Stadium Close Coupled Pan in Bathroom and En-Suite

TOWEL WARMER

Wingrave Chrome Towel Rails to Bathroom and En-Suite

MIRROR & SHAVER SOCKET

Glide Ambient Lit Mirror with Shaver Socket In Bathroom and En-Suite

WALL & FLOOR TILES

Porcelain wall and floor tiles. The main Bathroom is fully tiled while the En-Suite has tiling on the floor and wet areas.

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

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

GARAGE

Garages are equipped with an electrical roller door, remote control handset and an electric car charging point

OUTSIDE TAP

Located at the front of the property

BIN STORE

Located at the front of the property

BUILD WARRANTY

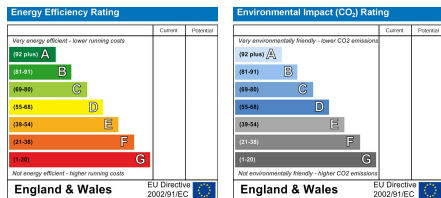
10-year building warranty provided by Protek

*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 2, 5 & 8

Living / Dining Room	4.95 x 7.14m	16'3" x 23'5"
Kitchen	3.28 x 7.14m	10'9" x 23'6"
Utility	1.80 x 1.75m	5'11" x 5'9"
Cloak	1.04 x 0.61m	3'5" x 2'0"
Study	2.31 x 2.84m	7'7" x 9'4"
Main Bathroom	2.49 x 3.15m	8'2" x 10'4"
Bedroom 1	2.95 x 3.96m	9'8" x 13'0"
Walk In Wardrobe	1.60 x 3.96m	5'3" x 13'0"
En- Suite	2.72 x 1.8m	8'11" x 5'11"
Bedroom 2	4.11 x 2.87m	13'6" x 9'5"
Bedroom 3	2.77 x 4.17m	9'1" x 13'8"
Garage	4.04 x 5.87m	13'3" x 19'3"
Total area	184 sq.m	1981 sq.ft



SERVICES:

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

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.