



Stanford Gardens South Ockendon RM15 4BT

- 4/5 BED SEMI DETACHED HOUSE
- LOUNGE 25' 2" x 12' 2"
- KITCHEN/DINER 22' 2" x 11' 1"
- BATHROOM 7' 4" x 6' 10"
- UTILITY 6' 10" x 6' 2"
- W/C 5' 10" x 4' 5"
- EN SUITE 10' 6" x 5' 8"
- UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- GARDEN APPROX 45ft



Connollys have pleasure in bringing to the market this extended 4/5 semi detached family house in Aveley Village. The property benefits from a corner position in a quiet cul de sac, there is also an access road to the rear which provides extra parking and access to the garage. Viewing advised. Features include:

O.I.E.O £425,000 Freehold

**"To view the full sales particulars,
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ENTRANCE

Via UPVC double glazed door to hall.

HALL

Smooth plastered ceiling. Victoria style cream and black ceramic tiled floor. Under stairs storage. Carpeted stairs to first floor. Radiator.

LOUNGE

7.68m x 3.72m (25' 2" x 12' 2") Coving to smooth plastered ceiling. Wood effect laminate flooring. UPVC double glazed lead lite bay window to front. UPVC double glazed french doors to rear. Vertical radiators and traditional radiator.

KITCHEN/DINER

6.76m x 3.38m (22' 2" x 11' 1") Smooth plastered ceiling with beams. Ceramic tiled floor. UPVC double glazed lead lite window to front and rear. UPVC double glazed door to flank with access to rear garden. Range of solid oak eye and base level cupboards and drawers with granite work surface. Sunken double butler sink with mixer tap. Leisure duel fuel cooker. inset into brick arch. Solid oak dresser. Georgian door to utility. Plumbing for dishwasher.

UTILITY

2.09m x 1.88m (6' 10" x 6' 2") Smooth plastered ceiling. Ceramic tiled floor. Large built in cupboard with oak doors. Plumbing for washing machine. Door to w/c.

W/C

1.78m x 1.34m (5' 10" x 4' 5") Smooth plastered ceiling. Ceramic tiled floor. UPVC double glazed window to rear. Corner vanity unit. Cupboard housing boiler.

LANDING

Smooth plastered ceiling. Fitted carpet. UPVC double glazed lead lite window to front. Radiator. Carpeted stairs to first floor.

BATHROOM

2.24m x 2.08m (7' 4" x 6' 10") Smooth plastered ceiling. Ceramic tiled floor and walls. Shower. Low level wc. Free standing bath with centre taps and shower. Vanity hand basin with cupboard below and built in cupboard. Heated towel rail.

BEDROOM ONE

3.69m x 3.44m (12' 1" x 11' 3") Smooth plastered ceiling. New fitted carpet. UPVC double glazed window to rear. Radiator.

BEDROOM TWO

3.93m x 3.73m (12' 11" x 12' 3") Coving to smooth plastered ceiling. Fitted carpet. Vast range of fitted wardrobes. Radiator. UPVC double glazed lead lite bay window to front.

BEDROOM THREE

4.05m x 2.54m (13' 3" x 8' 4") Coving to smooth plastered ceiling. Wood effect laminate flooring. UPVC double glazed lead lite window to front Range of fitted wardrobes.

BEDROOM FOUR

3.39m x 2.96m (11' 1" x 9' 9") Coving to smooth plastered. Fitted carpet. UPVC double glazed window to rear. Radiator.

LOFT/5TH BEDROOM

5.33m x 3.26m (17' 6" x 10' 8") Smooth plastered ceiling. Fitted carpet. Two skylights. Eaves storage. Leading to en suite.

EN SUITE/WET ROOM

3.20m x 1.72m (10' 6" x 5' 8") Smooth plastered ceiling with skylight. Ceramic tiled floor and walls. Mains shower. Low level wc. Modern circular hand basin with mixer tap.

REAR GARDEN

Approximately 45ft deep on a corner plot approx 100ft wide. Immediate sandstone patio area with raised wall borders with shrubs and flowers surrounding BBQ area. Patio continues to the rear with steps up to lawn. New pagoda and raised flower and shrub border. Cabin garage/summer house shed. Additional shed to remain. Rear access to shared access.

FRONTAGE

Block paved parking for 2 cars with side access to rear.