

DURDEN & HUNT

INTERNATIONAL



Grange Road, South Ockendon RM15

Offers In Excess Of £375,000

- Private Drive
- Good Transport Links
- Modern Kitchen And Separate Utility
- Good Sized Living And Dining Room
- Three Bedrooms
- Contemporary Bathroom
- Garden With Pergola

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Private Drive - Good Transport Links - Modern Kitchen And Separate Utility - Good Sized Living And Dining Room - Three Bedrooms - Contemporary Bathroom - Garden With Pergola



Council Tax Band: C



Durden and Hunt welcome to the market this three bedroom home in Averley, ideal for a growing family.

Internally this well kept property features a modern kitchen, that opens onto the garden, and benefits from a separate utility space. A large linked living and dining room can also be found.

On the first floor three bedrooms, one featuring fitted wardrobes, are complemented by a modern shower room bathroom.

Externally the rear garden features a raised patio area, with pergola, overlooking the manicured lawn and pathway. This pathway leads to another patio area that offers rear access to a private road. The front of the property features a private drive.

Ideally located nearby local shops and amenities, including Lakeside Thurrock, it has good transport links including the A13 and M25.

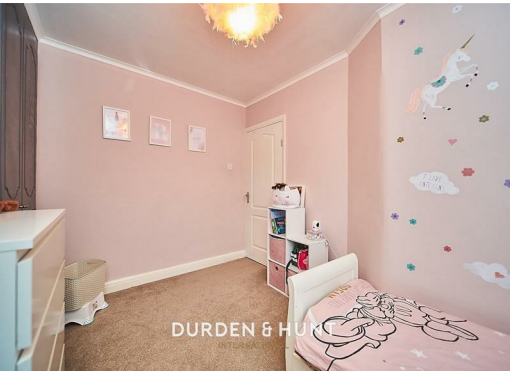
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These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts or signing of a tenancy agreement. Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included. On occasion photographs may be owner supplied. On most occasions features and facilities of a property are owner advised and potential buyers/tenants are advised to confirm these. Please note that service charge, ground rent and

lease lengths are subject to change, and the information we have supplied was true at time of instruction. References to the tenure, lease length, ground rent and service charges for any property are based on information supplied by the seller, buyers are advised to obtain verification of these stated figures from their solicitor before purchasing. Any mention of planning potential or planning permission is based on the current owners opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice, unless otherwise stated. Any reference to distance to stations, amenities or schools are taken from portal estimated distances, buyers are advised to do their own research on distances.

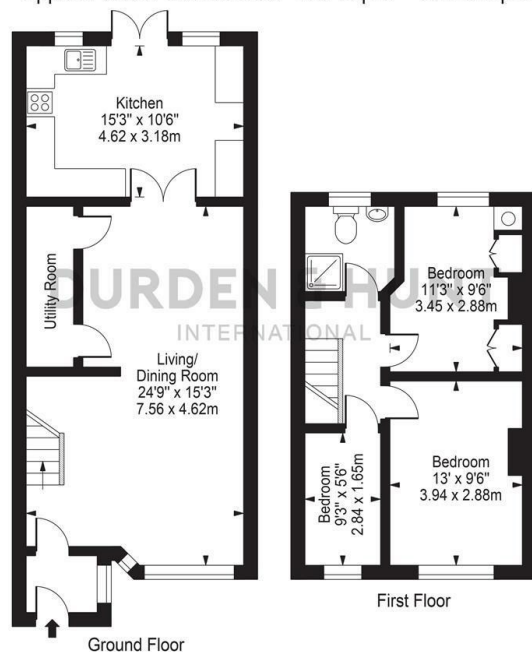
Buyers/Tenants must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Durden & Hunt are a proud member of The Property Ombudsmen.





Grange Road

Approx. Gross Internal Area 934 Sq Ft - 86.78 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Viewings

Viewings by arrangement only. Call 01708 202 777 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	66	
(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 