



## Ayron Road

South Ockendon, RM15 5FJ

Fabulous opportunity to purchase this impressive three bedroom home built in 2013, within a 12 minute walk of Ockendon Station (source: google maps). The accommodation includes entrance hall, ground floor toilet, reception room and kitchen. The first floor, landing, three bedrooms and bathroom. Externally a rear garden with pedestrian rear access leading to off road parking for several vehicles with one of the spaces being covered with a carport. Council tax band: D

**Offers in Excess of £425,000**

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## Entrance Hall

Entrance door, double glazed window. Smooth ceiling, stairs to first floor, storage space under stairs, tiled floor, underfloor heating.

## Ground Floor Toilet

Low level wc, wash basin with cupboard beneath, smooth ceiling, extractor fan, part tiled walls, tiled floor, underfloor heating.

## Reception Room

16'11 x 11'9 max sizes (5.16m x 3.58m max sizes) Double glazed windows to two aspects, double glazed patio doors to rear garden. Smooth ceiling, storage cupboard, laminate flooring, underfloor heating.

## Kitchen

9'9 x 8'4 (2.97m x 2.54m) Double glazed window. Smooth ceiling, spotlights, range of base and eye level wall cabinets with worktops, four burner stainless steel gas hob, integrated oven, stainless steel overhead extractor hood and fan, single drainer double bowl stainless steel sink, wall mounted gas boiler, tiled floor, underfloor heating.

## First Floor Landing

Double glazed window. Smooth ceiling, access to loft space, cupboard housing tank, carpet.

## Bedroom One

16'11 x 8'8 max sizes (5.16m x 2.64m max sizes) Double glazed windows to two aspects. Smooth ceiling, two radiators, carpet.

## Bedroom Two

10'3 x 10'2 (3.12m x 3.10m) Double glazed window. Smooth ceiling, radiator, carpet.

## Bedroom Three

10'3 x 6'6 (3.12m x 1.98m) Double glazed windows to two aspects. Smooth ceiling, radiator, carpet.

## Bathroom

6'11 x 6'4 max sizes (2.11m x 1.93m max sizes) Suite comprising of panelled bath with shower attachment to tap and overhead bracket, wash basin, low level wc, smooth ceiling, spotlights, extractor fan, tiled walls, tiled floor, underfloor heating.

## Rear Garden

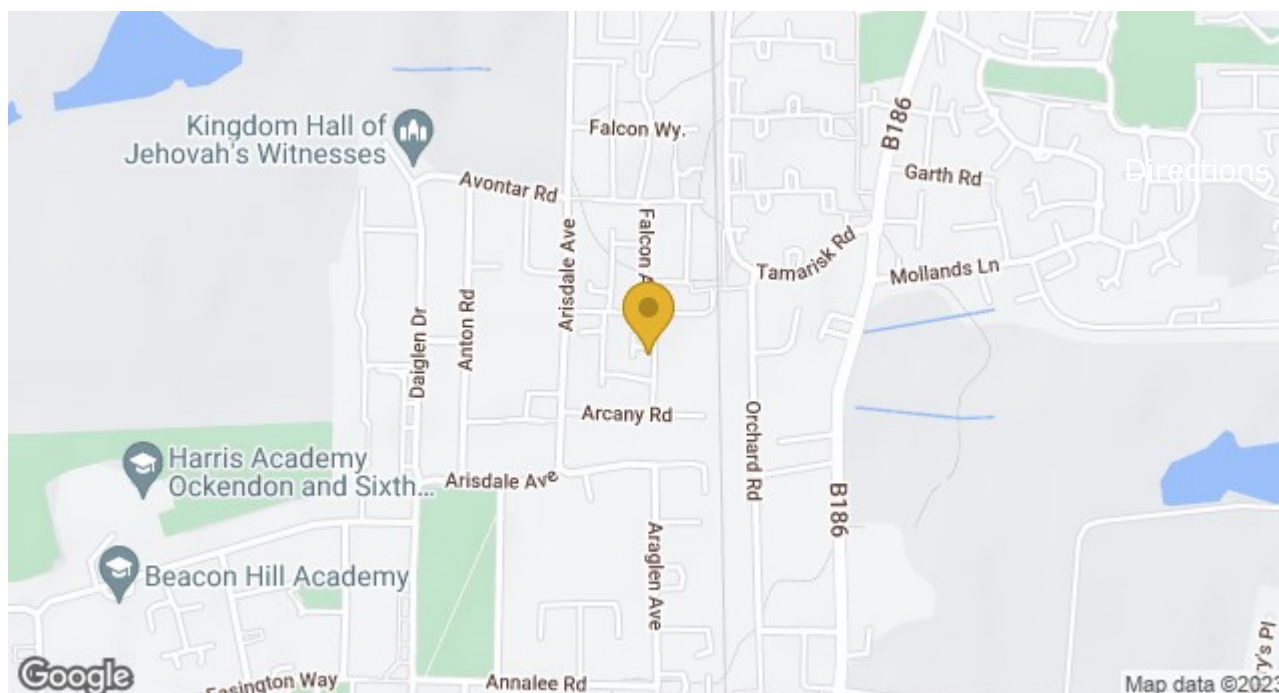
23' x 21' (7.01m x 6.40m) Rear pedestrian gate leading to parking, slabbed seating area, artificial grass, outside lighting, outside tap, shed.

## Parking

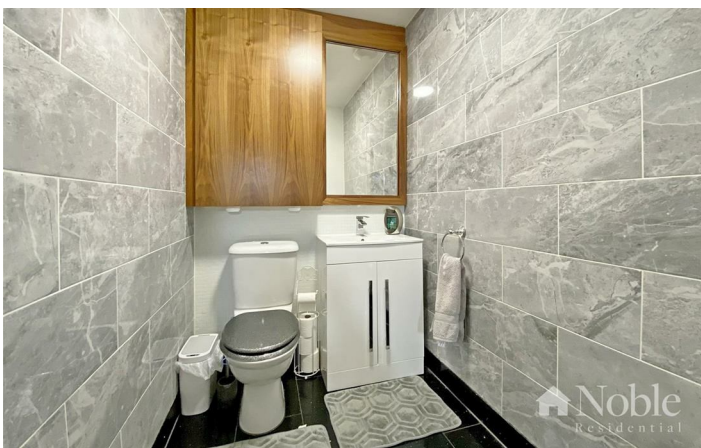
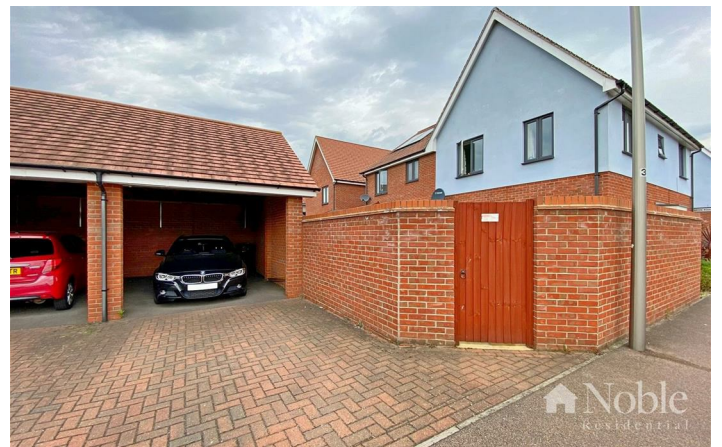
Block paved off road parking for several vehicles with one of the spaces being covered with a carport.

## Information

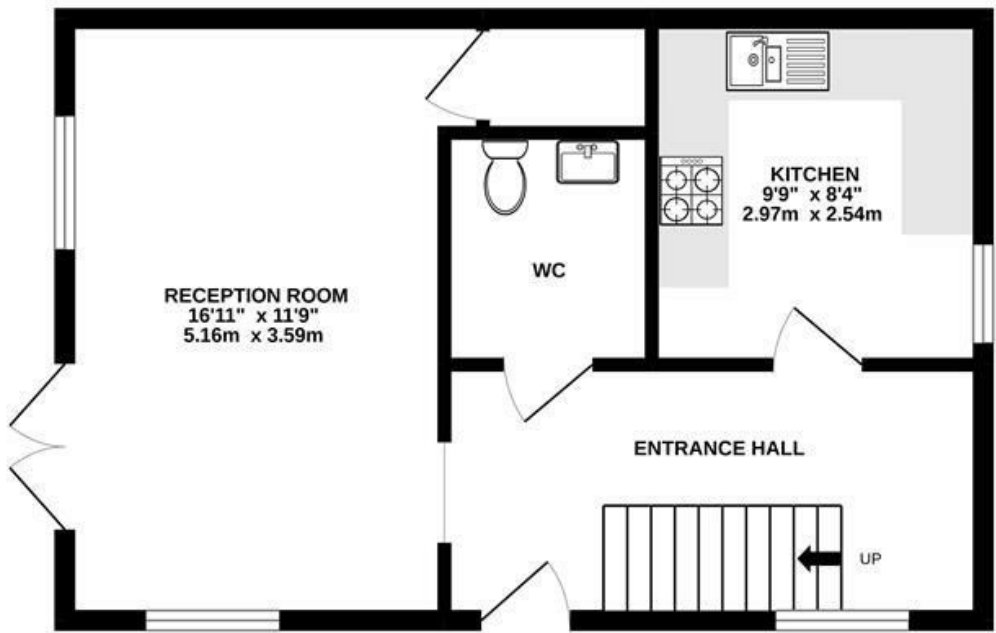
Tenure: freehold - Annual estate service charge amount: £150.00 - Council tax band: D



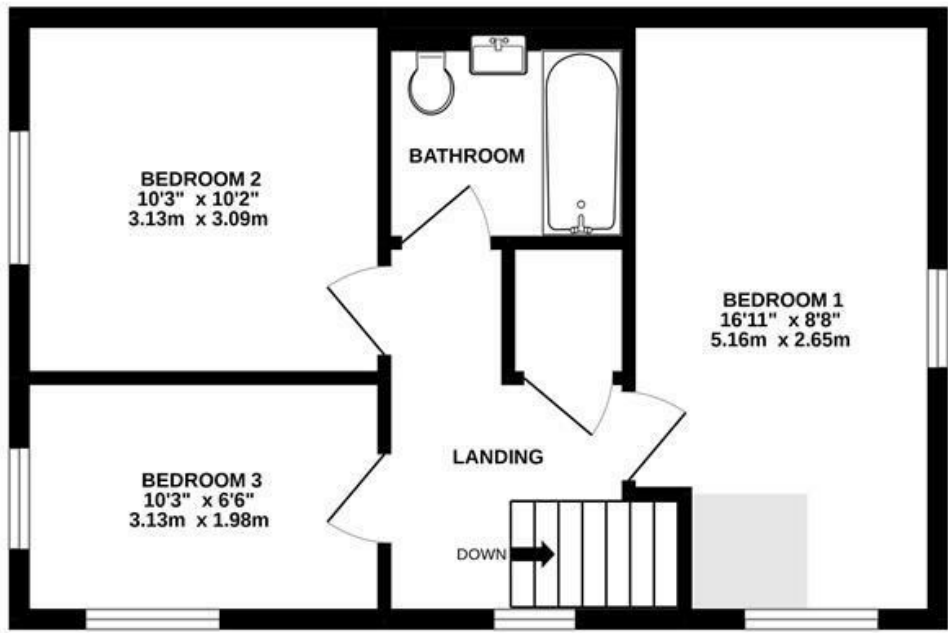




GROUND FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 876 sq.ft. (81.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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