



**Kempsters**  
ESTATE AGENTS

7 Shannon Way  
Aveley South Ockendon RM15 4QX

2

1

2

Asking price  
**£315,000**



Wow. This extended two bedroomed house is situated in popular location close to local shops and primary school and is offered with NO ONWARD CHAIN. With its Provençal Stylish Interior, features include a larger than average lounge, extended dining room, fitted kitchen, usable loft room, good size bedrooms, stylish bathroom, approx 75' rear garden plus no onward chain.



- No Onward Chain
- Lounge 16'9 x 12'
- Extended Dining Room 9'5 x 7'3
- Fitted Kitchen 15'4 x 7'9
- Bedroom One 14'5 x 10'6
- Bedroom Two 11'6 x 10'8
- Stylish Bathroom
- Usable Loft Room 17'4 x 9'1
- Lovely Rear Garden Approx 75'
- Off Road Parking For Two Vehicles





### ENTRANCE HALL

Textured ceiling, access to first floor, radiator, power points, laminate floor.

### LOUNGE

16'9 x 12' (4.88m'2.74m x 3.66m')

Double glazed window to front, opaque double glazed window to side, coved and smooth plastered ceiling with inset spotlights, range of fitted units to two walls, radiator, power points, laminate floor.

### KITCHEN

15'4 x 7'9 (4.57m'1.22m x 2.13m'2.74m)

Double glazed window to rear, coved and textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, space for gas cooker, fitted extractor canopy above, space for fridge/freezer and washing machine, built-in under stairs storage cupboard, power points, laminate floor. Open plan to:

### DINING ROOM

9'5 x 7'3 (2.74m'1.52m x 2.13m'0.91m)

Double glazed windows to rear and side, half opaque double glazed door to side, coved and textured ceiling, radiator, power points, laminate floor.

### FIRST FLOOR LANDING

Coved and textured ceiling, power points, laminate floor. Access to:

### USABLE LOFT ROOM

17'4 x 9'1 (5.18m'1.22m x 2.74m'0.30m)

Double glazed 'Velux' style window to rear, several eaves storage cupboards, radiator, power points, carpet tiled floor.

### BEDROOM ONE

14'5 x 10'6 (4.27m'1.52m x 3.05m'1.83m)

Three double glazed windows to front, textured ceiling, built-in double cupboard, radiator, power points, laminate floor.



### BEDROOM TWO

11'6 x 10'8 (3.35m'1.83m x 3.05m'2.44m)

Double glazed window to rear, coved and textured ceiling, radiator, power points, laminate floor.

### BATHROOM

Opaque double glazed window to rear, smooth plastered ceiling with inset spotlights, suite comprising bath with mixer tap and shower attachment, wash hand basin and low flush toilet, tiling to three walls, heated towel rail, vinyl flooring.

### REAR GARDEN

in excess of 75' (in excess of 22.86m')

Brick paved patio area, neatly laid lawn with mature flower, shrub and conifer borders, raised decking area at rear, timber shed, outside tap. Covered access leads to:

### FRONT GARDEN

Brick paved providing off road parking for two vehicles.

**Kempsters**  
ESTATE AGENTS

















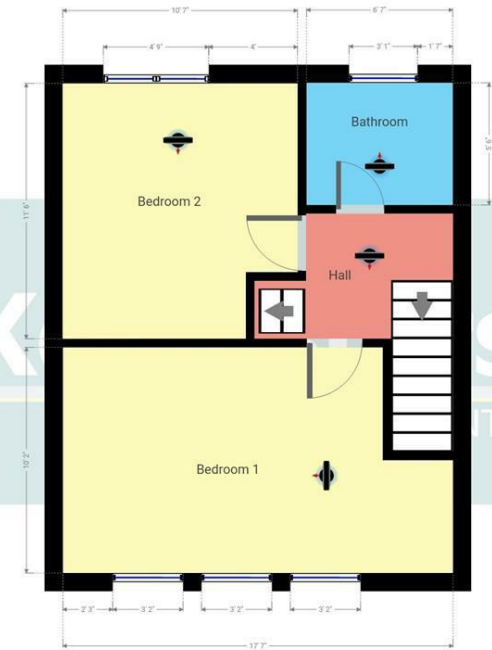
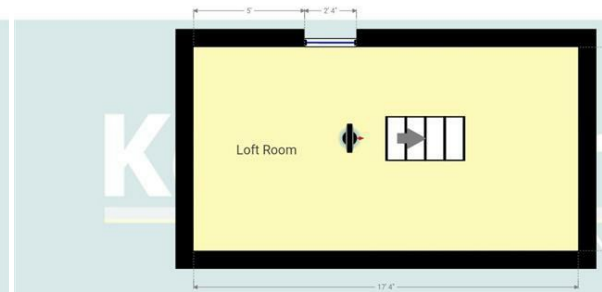
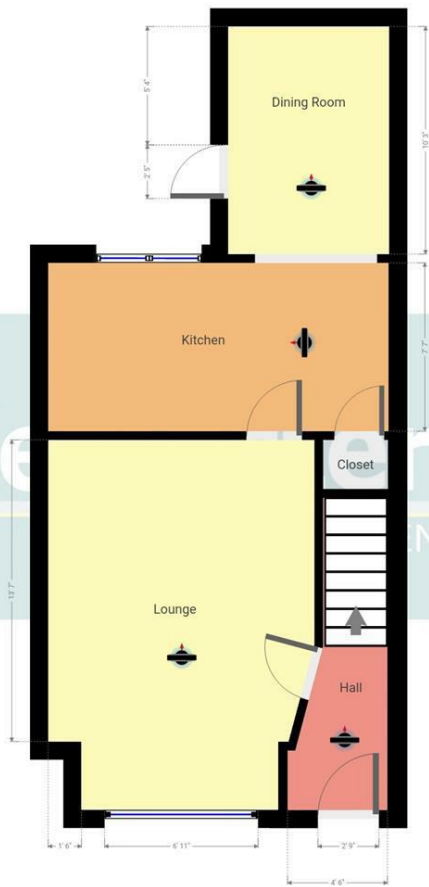












Kempsters Estate Agents take no responsibility for any error, omission, misstatement or use of data shown. This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only.

Kempsters Estate Agents take no responsibility for any error, omission, misstatement or use of data shown. This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only.

Kempsters Estate Agents take no responsibility for any error, omission, misstatement or use of data shown. This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only.

Disclaimer: This brochure is for illustrative purposes only and, whilst every attempt has been made to ensure accuracy. Kempsters Estate Agents Ltd take no responsibility for any error, omission, mis-statement or use of any of the information shown. No appliances or main services have been checked.

37 Orsett Road Grays, Essex RM17 5DS • Tel: 01375 394 732 • Email: [sales@kempsters.com](mailto:sales@kempsters.com)

