



Kempsters
ESTATE AGENTS

120 Cherwell Grove
South Ockendon RM15 6AS

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Guide price
£340,000

Guide Price: £340,000-£350,000. This well presented two bedroomed house is situated in a great location within easy walking distance of local shops, schools and South Ockendon station. Features include a bright lounge, fitted kitchen/diner, good size bedrooms, approx 36' rear garden plus off road parking for two vehicles.



- Lounge 15'3 x 13'7
- Fitted Kitchen/Diner 15'3 x 7'9
- Bedroom One 14'2 x 10'3
- Bedroom Two 11'4 x 10'6
- Stylish Bathroom
- Rear Garden Approx 36''
- Off Road Parking For Two Vehicles
- Convenient Location

ENTRANCE PORCH

Double glazed windows to front and sides, smooth plastered ceiling, laminate floor. Door with opaque glazed insert leads to:

LOUNGE

15'3 x 13'7 (4.65m x 4.14m)

Double glazed window to front, coved and textured ceiling, access to first floor, radiator, power points, laminate floor.

KITCHEN/DINER

15'3 x 7'9 (4.65m x 2.36m)

Double glazed window and double glazed French doors lead to rear garden, coved and smooth plastered ceiling with inset spotlights, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob and canopy with extractor, space for washing machine, slimline dishwasher and large fridge/freezer, wall mounted gas central heating boiler, part tiling to three walls, power points, tiled floor.

FIRST FLOOR LANDING

Coved and textured ceiling, access to loft space, built-in airing cupboard, power point, fitted carpet.

BEDROOM ONE

14'2 x 10'3 (4.32m x 3.12m)

Three double glazed windows to front, coved and smooth plastered ceiling, large built-in wardrobe/cupboard, radiator, power points, laminate floor.

BEDROOM TWO

11'4 x 10'6 (3.45m x 3.20m)

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



BATHROOM

Opaque double glazed window to rear, textured ceiling, suite comprising bath with independent shower unit above, wash hand basin and low flush toilet, heated towel rail, tiled walls, tiled floor.

REAR GARDEN

Immediate decking area, artificial lawn, patio area at rear, outside tap. Covered access leads to:

FRONT GARDEN

With hard standing providing off road parking for two vehicles.

COUNCIL TAX

Band C £1,542 per year

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