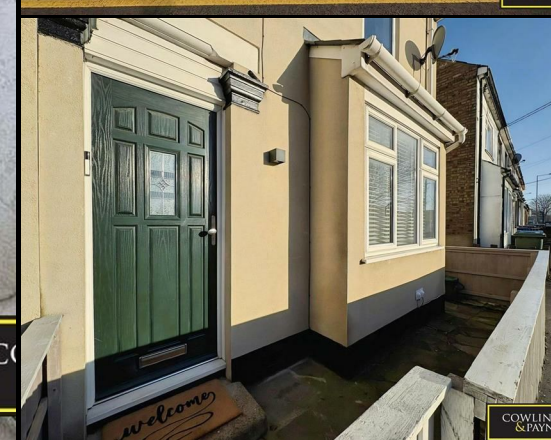


RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING
& PAYNE



West Road, South Ockendon
Offers In Excess Of £375,000

This beautifully presented two-bedroom end of terrace home is offered to the market in spotless condition throughout, providing a true turnkey opportunity for buyers seeking a stylish and low-maintenance property.

The ground floor offers a bright and welcoming lounge/diner, thoughtfully arranged to accommodate both relaxed living and dining, with direct access to the rear garden. The brand new kitchen has been finished to a high standard and features sleek cashmere gloss units, generous storage and integrated appliances including fridge/freezer, oven, hob, extractor and microwave. The overall finish is clean, modern and practical, ideal for everyday living.

Upstairs, the property continues to impress with two well-proportioned double bedrooms. The main bedroom benefits from a cleverly utilised additional space, currently arranged as a home office, though equally suitable as a dressing area or additional storage.

Externally, the rear garden has been newly landscaped to create a smart, private outdoor space that is both attractive and easy to maintain. A patio area and astro turf provide the perfect setting for outdoor seating, entertaining or relaxing, with the added advantage of rear parking.

The location is a real highlight, with Ockendon railway station just a short walk away, offering direct services into London Fenchurch Street in approximately 30–35 minutes. Local bus routes, shops and everyday amenities are all close at hand, while Lakeside Shopping Centre is easily accessible for a wider range of retail and leisure options.

Combining a high standard of presentation, modern finishes, private outdoor space and excellent transport links, this is a superb home that will appeal to first-time buyers, commuters and those looking to downsize without compromise.

Overall, this well-presented end of terrace house combines convenient transport links with accessible local amenities in a practical and ready-to-occupy home. Contact the sales team today!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	86

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

ENTRANCE

LOUNGE/DINER

KITCHEN

FIRST FLOOR LANDING

BEDROOM ONE

BEDROOM TWO

BATHROOM

PRIVATE REAR GARDEN

PARKING TO REAR

Disclaimer

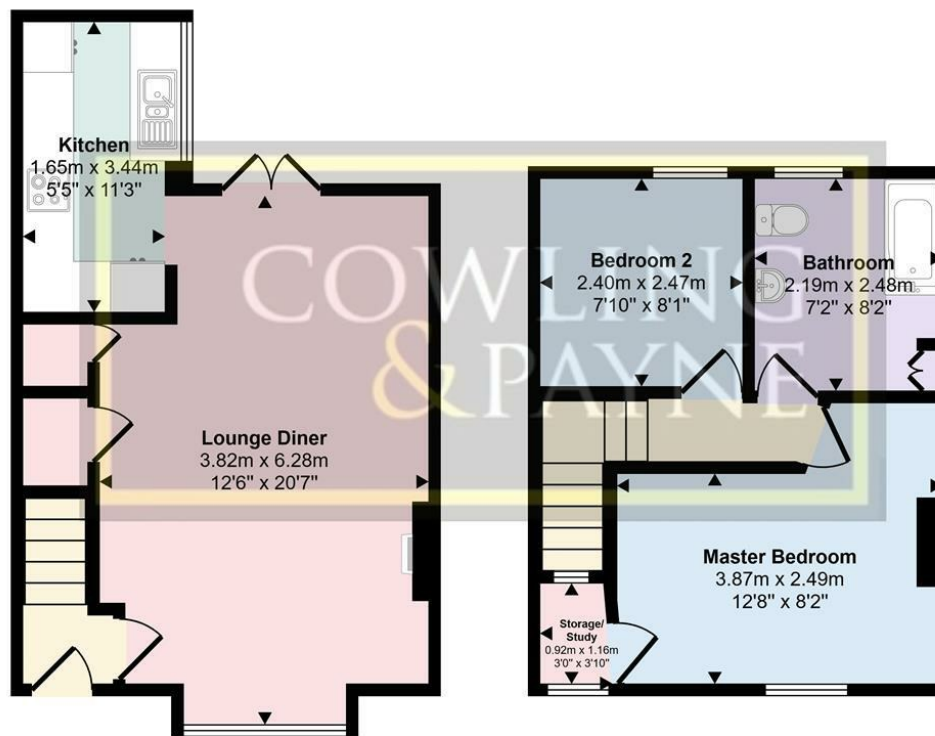
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Cowling & Payne makes no representations of

any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

Money Laundering Regulations

Once your offer has been accepted and you proceed with the purchase, a non-refundable administration fee of £50 (including VAT) per person will be required to complete our Anti-Money Laundering identity verification process. Once completed, along with other necessary documentation requested the property will be advertised as STC.

Approx Gross Internal Area
61 sq m / 659 sq ft



Ground Floor
Approx 33 sq m / 351 sq ft

First Floor
Approx 29 sq m / 308 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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