CHALK STREET /
ESTATES

Sunliner Way, South Ockendon, RM15

Offers Over £475,000

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Offered for sale with the added advantage of no onward chain, situated within just 0.8 miles Ockendon Station and within close proximity to local amenities and schools, is this beautifully presented three bedroom terraced house.

Upon entering the home, you are greeted with a welcoming hallway with stairs rising to the first floor.

Positioned at the front of the home is the modern fitted kitchen which comprises numerous wall and base units, ample worktop space and integrated appliances such as fridge, freezer and dishwasher.

Spanning the rear of the home is the spacious reception room which measures 17'4 x 13'10 and enjoys luxury carpets underfoot, deep skirtings, handy understairs storage and French patio doors with fitted blinds.

Rounding off the ground floor layout is the large W/C.

Heading upstairs, there are three double double bedrooms. The master bedroom spans the left side of the home and enjoys a balcony to the front and an en-suite shower room.
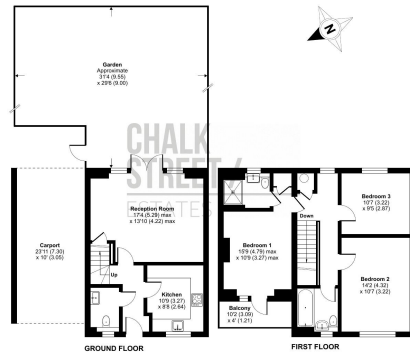
Completing the internal layout is the stunning family bathroom.

Externally, to the front there is off street parking for up to three vehicles, with one space to the front and up to spaces within the carport to the left of the property. There is also handy side gate access.

The rear garden is beautifully landscaped with high quality decking and integrated LED lighting and artificial lawn.

Viewing is highly recommended to fully appreciate this wonderful family home.

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Approximate Area = 1062 sq ft / 98.6 sq m (excludes carport)
For identification only - Not to scale

GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Chalk Street Estates Limited. REF: 1278373

- No Onward Chain
- Three Bedrooms
- Terraced House
- Beautifully Presented Throughout
- Stylish Kitchen
- Ground Floor W/C
- Off Street Parking
- Side Gate Access
- 0.8 Miles From Ockendon Station
- Close To Local Amenities and Schools

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) **A**		94
(81-91) **B**	84	
(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