



Dene Path

South Ockendon, RM15 5LZ

£289,995





# Full Description

- End Terraced
- Three Bedrooms
- Fitted Kitchen
- Family Home
- Large Garden

## Description

BLOCK VIEWING SATURDAY 30th JULY - VIEWING BY APPOINTMENT ONLY.

Thomas Marsh please to offer this LOVELY FAMILY HOME, situated in a PEACEFULL LOCATION, the property boasts and abundance of features including, FITTED KITCHEN, THREE BEDROOMS, BATHROOM, LARGE GARDEN measuring 68'x57' complete with AIR CONDITIONED SUMMER HOUSE and outside W/C. Don't miss out on this lovely family home, call us now to arrange your viewing.

## Entrance Hall

## Lounge:

15' 2" x 11' 3" (4.62m x 3.43m)

## Kitchen:

15' 2" x 8' 5" (4.62m x 2.57m)

## Landing

## Bedroom:

11' 8" x 9' 9" (3.56m x 2.97m)

## Bedroom:

10' 9" x 9' 2" (3.28m x 2.79m)

## Bedroom:

7' 1" x 7' 0" (2.16m x 2.13m)

## WC

## Bathroom:

5' 8" x 5' 0" (1.73m x 1.52m)

## Garden:

68' 0" x 57' 0" (20.73m x 17.37m)

## Outbuilding:

14' 10" x 9' 4" (4.52m x 2.84m)

## WC



68' x 57'





home  
where our story begins





Ground Floor  
Approx. Floor  
Area 374 Sq.Ft.  
(34.7 Sq.M.)

1st Floor  
Approx. Floor  
Area 375 Sq.Ft.  
(34.9 Sq.M.)

Total Approx. Floor Area 749 Sq.Ft. (69.6 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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thomas marsh



Energy Efficiency Rating		Current	Potential	Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
		1	1			1	1
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

**AWAITING EPC**



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements