



## Ash Walk, Brandon Groves South Ockendon

**£625,000** Freehold

**SOLD**

Ali & Co are delighted to bring to the market this FANTASTIC FOUR BEDROOM DETACHED FAMILY HOME, located in the popular development of BRANDON GROVES in South Ockendon.

Ample Parking | Cloakroom | Cul De Sac | Double Garage | Ensuite Bathroom | Extended Kitchen Family Room | Fantastic Location | Four Bedroom House |

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**Ali&Co**  
PROPERTY SERVICES

## FOUR BEDROOM FULLY DETACHED FAMILY HOME

Ali & Co are delighted to bring to the market this FANTASTIC FOUR BEDROOM DETACHED FAMILY HOME, located in the popular development of BRANDON GROVES in South Ockendon.

The property boasts easy access to nearby road links such as the M25 and A13, and is in close proximity to Lakeside Shopping Centre. South Ockendon train station is a mere 0.7 miles away, making for a short walk, and local schools are also conveniently within walking distance.

**ACCOMMODATION:** The property features an exceptional living space, including four bedrooms, a spacious lounge dining area leading to the conservatory, and a separate kitchen with a utility room, that leads through to the converted garage.

**BEDROOMS:** There are four good-sized bedrooms; the master bedroom includes the added bonus of an en-suite..

**MODERN FEATURES:** The property is beautifully presented, boasting a fantastic, newly-fitted kitchen and a converted garage that now serves as a stunning open-plan living space.

Externally, the property has ample parking and a garage, there is a good size landscaped Garden , the property sits on a fantastic plot in a quite Cul-de-sac over looking the Park area of Brandon Groves.

Internal viewings highly recommended , please call today to arrange a viewing

Council Tax Band: F (Thurrock Council)

Tenure: Freehold

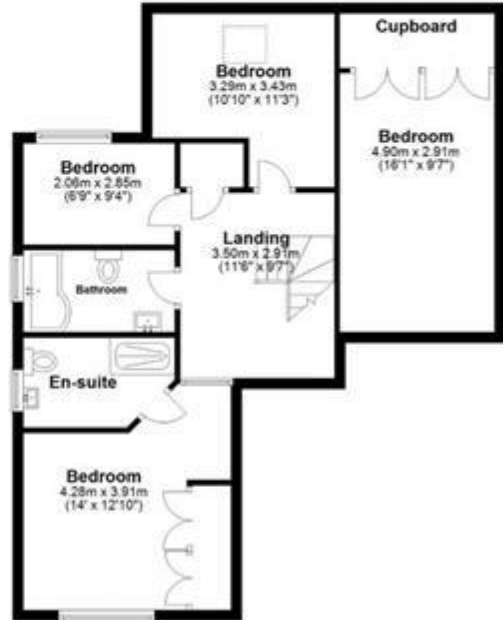




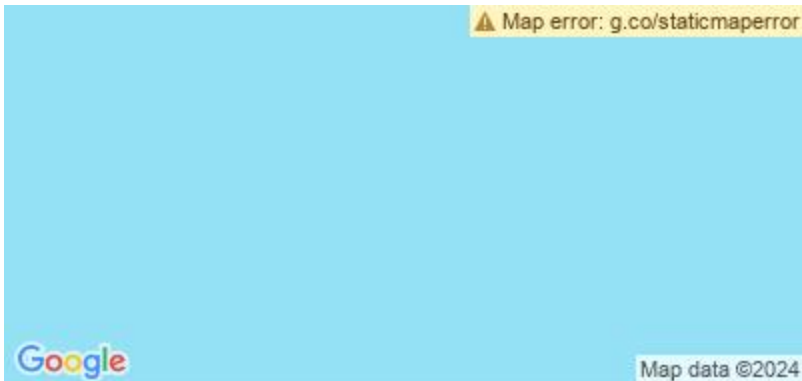
**Ground Floor**  
Approx. 90.2 sq. metres (970.9 sq. feet)



**First Floor**  
Approx. 69.8 sq. metres (751.1 sq. feet)



Total area: approx. 160.0 sq. metres (1722.0 sq. feet)  
**Ash Walk**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.