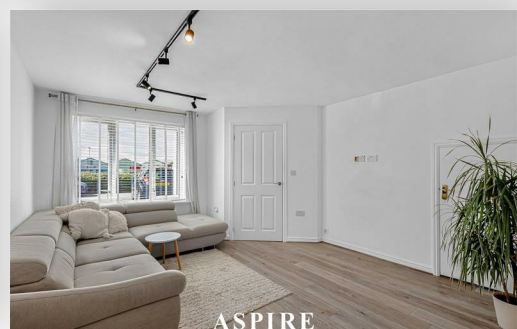


**To arrange a viewing contact us
today on 01268 777400**



Sunliner Way, South Ockendon Guide price £425,000

This stunning family home built in 2016, ideally positioned within walking distance of Ockendon Station, offering excellent transport links while being finished to a high modern standard throughout offered with no onward chain. Guide £425,000 to £450,000

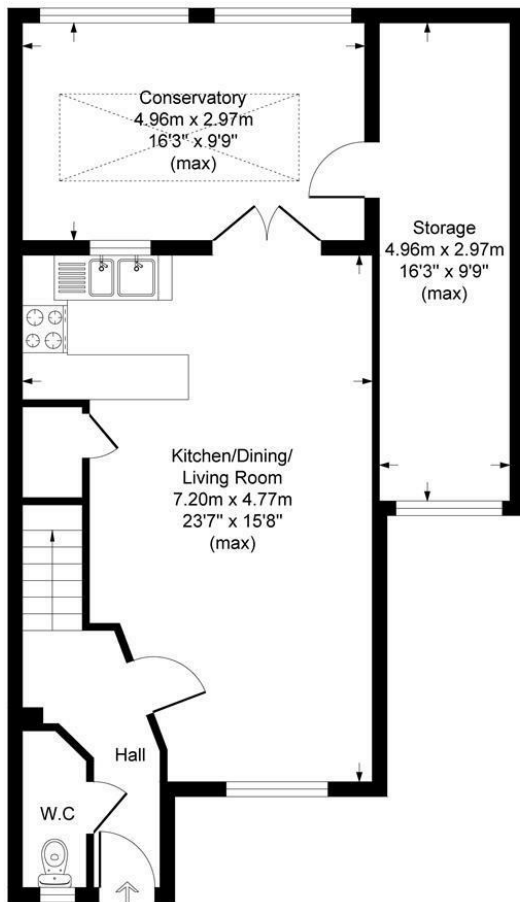
The ground floor has been thoughtfully designed for modern family living, featuring a spacious open plan lounge, dining area and contemporary fitted kitchen, creating the perfect space for both everyday living and entertaining. There is also the added benefit of a convenient ground floor WC.

To the first floor, the property offers three well proportioned bedrooms, one of which benefits from its own en-suite shower room, along with a stylish family bathroom. The second floor loft space is currently being used as the master bedroom, providing excellent additional space and flexibility.

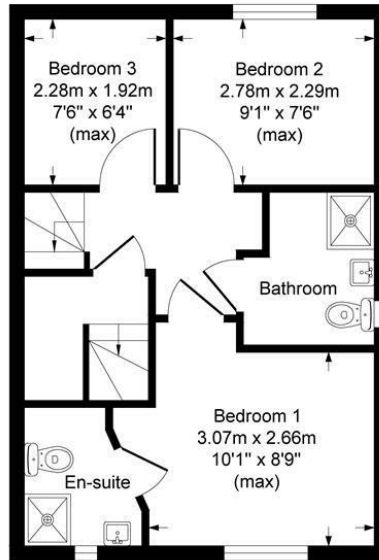
Externally, the home continues to impress with off-street parking for two vehicles, a private rear garden with a covered patio area ideal for outdoor dining, and a large storage shed to the side.

Sunliner Way

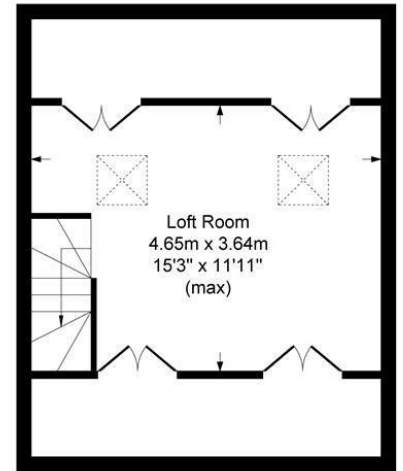
Approximate Gross Internal Floor Area = 117.0 sq m / 1260 sq ft



Ground Floor

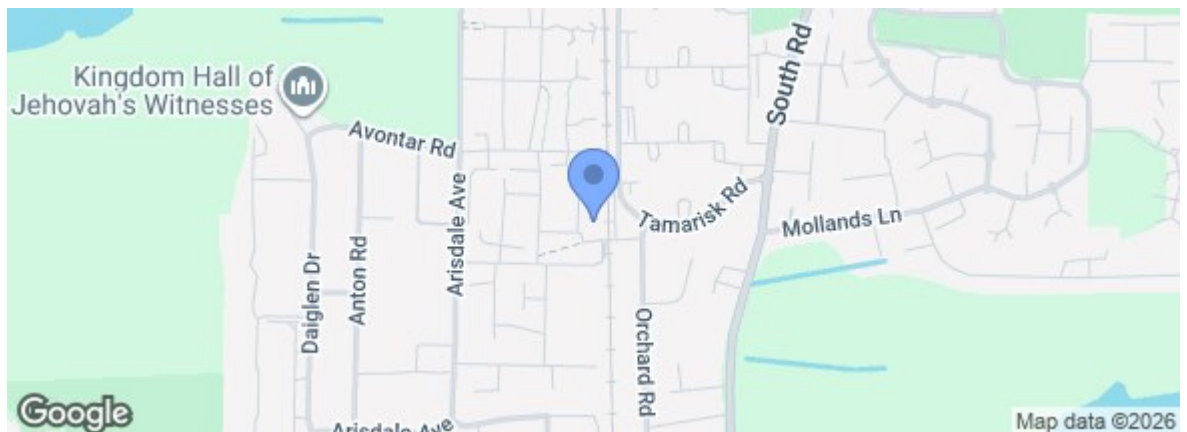


First Floor



Second Floor

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	
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	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.