



## Sunliner Way, South Ockendon

**£425,000** Freehold

Ali & Co are delighted to present this newly built FANTASTIC FOUR BEDROOM Terraced Family home, located in a new development In SOUTH OCKENDON. The property is well positioned within easy reach of all local amenities and schools in the area.

Extended Family Home | Fantastic Location | Four Bedroom House | kitchen/diner | Loft Conversion | Master Bedroom Ensuite | Mid Terrace | Modern Living |

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**Ali&Co**  
PROPERTY SERVICES



## FOUR BEDROOM HOME

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### LOCATION:

Nestled in the vibrant heart of Thurrock, South Ockendon offers the perfect blend of suburban charm and modern convenience. This well connected town boasts a variety of local amenities, including Schools , shops, and essential services, all within easy reach. South Ockendon has excellent Transport links via the A13 and M25, plus Lakeside shopping Centre is just a short drive away. South Ockendon station is approximately 1 km away, offering c2c rail services to London Fenchurch Street and Southend. Several local bus stops are nearby.

**ACCOMMODATION:** This well presented extended family home offers spacious and modern living throughout. Upon entering, you are greeted by a bright and welcoming hallway leading into a large, stylish lounge perfect for relaxing and entertaining. The heart of the home is the contemporary kitchen/diner, featuring high spec, ample storage, and a sleek finish. The ground floor also benefits from a convenient downstairs WC. Upstairs, the first floor offers three generously sized bedrooms, including a family bathroom and a ensuite. The second floor extension has transformed the space, creating a stunning master bedroom complete with its own ensuite.

**EXTERNALLY:** There is a low maintenance landscaped garden with rear access and allocated parking to the front.

Internal viewings highly recommended , please call the office today on 01375 806786 to arrange a viewing of this beautifully presented home.

Council Tax Band: D (Thurrock Council)  
Tenure: Freehold  
Parking options: Driveway, Off Street  
Garden details: Rear Garden  
Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains

### Bedroom 1

w: 2.59m x l: 5.28m (w: 8' 6" x l: 17' 4")

### Bedroom 2

w: 2.72m x l: 2.35m (w: 8' 11" x l: 7' 9")

### Bedroom 3

w: 2.72m x l: 2.32m (w: 8' 11" x l: 7' 7")

### Bedroom 4

w: 2.03m x l: 2.32m (w: 6' 8" x l: 7' 7")

### Kitchen/diner

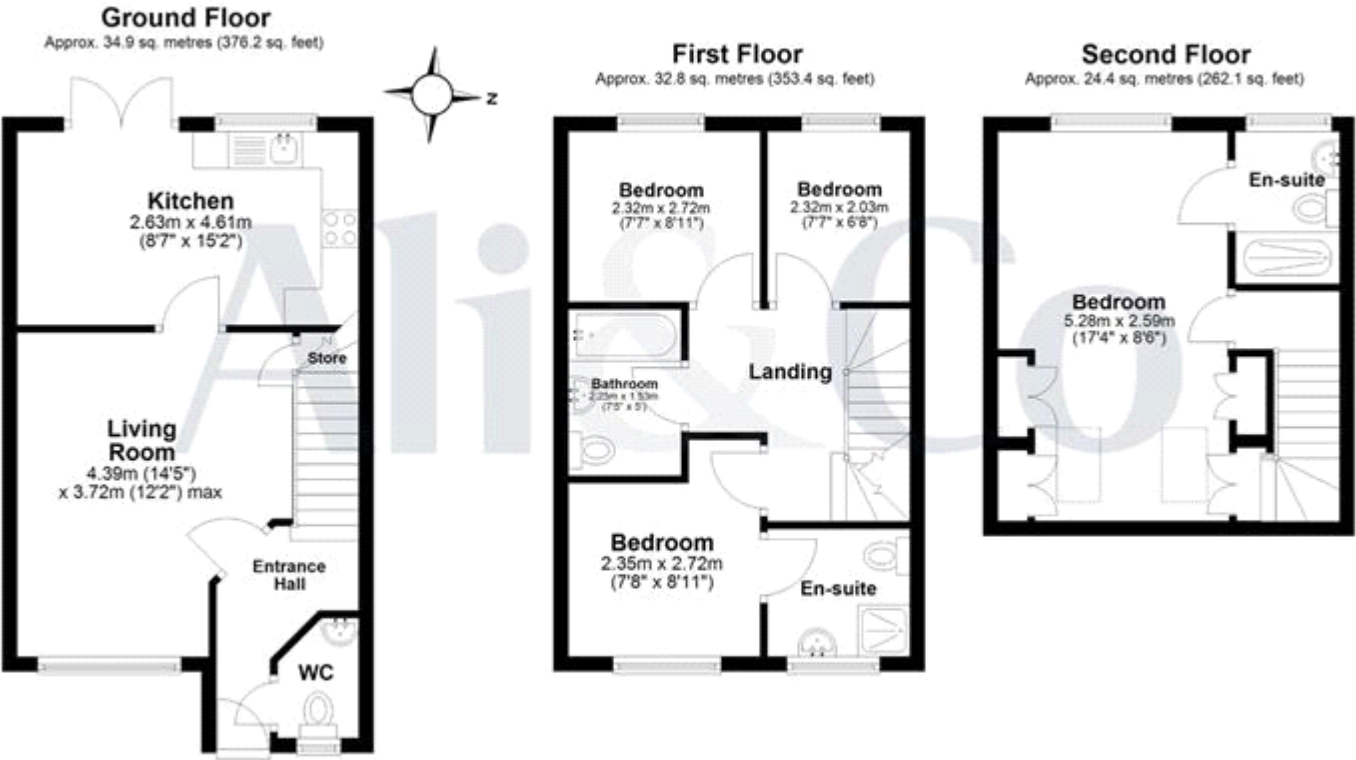
w: 4.61m x l: 2.63m (w: 15' 1" x l: 8' 8")

### Living room

w: 3.72m x l: 4.39m (w: 12' 2" x l: 14' 5")







Total area: approx. 92.1 sq. metres (991.7 sq. feet)  
**Sunliner Way**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	88	89
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

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/fitings 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.