

Grasmere Avenue, Hullbridge SS5 6LF



£415,000

Situated in a popular location is this spacious three double bedroom detached family home benefiting from having large L-shape lounge/diner, kitchen with separate utility room, approx. 80ft rear garden, detached garage and own driveway providing off-street parking for three vehicles.

NO ONWARD CHAIN.

EPC Rating: D. Our Ref 17379

Directions:

Proceeding from the Spa roundabout at the centre of Hockley, take the Main Road towards Rayleigh. Continue along this road and past The Bull Pub turning right into Folly Lane. At the t-junction turn right into Church Road. Continue along this road and turn left into Lower Road at the t-junction. At the mini roundabout turn right into Ferry Road. Grasmere Avenue is the fifth turning on the left hand side



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Company No. 4510230 VAT Registration No. 725 9879 75

Entrance via double glazed entrance door to

SPACIOUS ENTRANCE HALL

Stairs to first floor accommodation. Under stairs storage cupboard. Radiator.



GROUND FLOOR CLOAKROOM/WC

Obscure double glazed window to the rear aspect. Low level WC. Wash hand basin. Radiator.

L SHAPED LOUNGE/DINER 21' 11" max x 18' 6" (6.68m x 5.64m)

Two double glazed windows to the front aspect. Feature brick (closed) fireplace. Radiator. Open to



KITCHEN 9' 11" x 9' 2" (3.02m x 2.79m)

Double glazed window to the rear aspect. Range of base and eye level units. Roll edge work surfaces. Inset stainless steel sink drainer unit. Built-in waist and eye level double oven. Inset hob. Extractor hood. Open to

UTILITY ROOM 8' 7" x 8' 5" (2.62m x 2.57m)

Double glazed door providing access to rear. Base and eye level units. Roll edge work surfaces. Inset stainless steel sink drainer unit. Space for appliances. Wall mounted boiler. Door to entrance hall.



FIRST FLOOR ACCOMMODATION

LANDING

Double glazed window to the side aspect. Large double storage cupboard.

BEDROOM ONE 15' 1" x 9' 11" (4.6m x 3.02m)

Double glazed window to the front aspect. Fitted wardrobes. Radiator.



BEDROOM TWO 12' 3" x 9' 11" (3.73m x 3.02m)

Double glazed window to the rear aspect. Fitted wardrobes. Radiator.



BEDROOM THREE 11' 11" x 8' 7" (3.63m x 2.62m)

Double glazed window to the front aspect. Radiator.



FAMILY BATHROOM

Obscure double glazed window to the rear aspect. Low level WC. Pedestal wash hand basin. Corner shower unit. Panelled bath. Tiled floor. Tiled walls. Chrome heated towel rail.



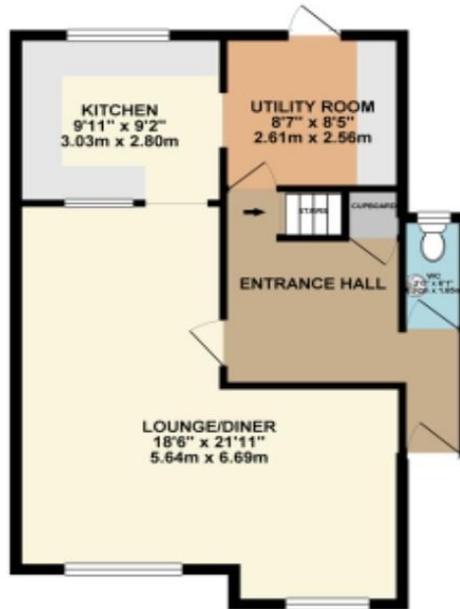
EXTERIOR

The **REAR GARDEN** measures approximately **80' (24.38m)** and commences with crazy paved patio. Laid to lawn. Established trees, flowers and shrubs to borders. **SHED** to remain. Gate to side providing access to front. Pathway leading to rear of garden and **DETACHED PITCHED ROOF GARAGE** with up and over door, accessed via private road.



The **FRONT** has own block paved driveway providing off-street parking for two/three vehicles.

GROUND FLOOR 594.92 sq. ft.
(55.27 sq. m.)



1ST FLOOR 576.11 sq. ft.
(53.52 sq. m.)



TOTAL FLOOR AREA : 1171.03 sq. ft. (108.79 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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