

**34 Mapledene Avenue
Hockley, SS5 6JB
£445,000**

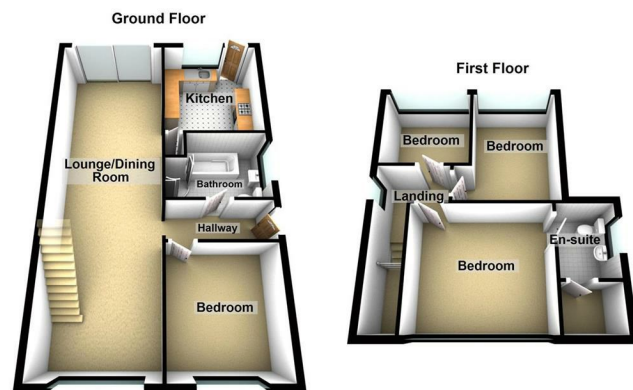
- 4 Bedrooms
- Much Scope & Potential
- 55' Rear Garden
- Garage & Own Drive
- 31' Lounge Diner
- 2 Bathrooms
- Double Glazing
- Easy Walk To Riverside Walks
- 10' X 10' Kitchen
- Gas Central Heating



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) 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 ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



****** 4 BEDROOM DETACHED HOME WITH MUCH SCOPE & POTENTIAL ******

This spacious 4 bedroom detached home occupies a good size plot providing potential to extend (stp) yet still offers a 31' lounge/diner, 10' x 10' kitchen, 4 bedrooms & two bathrooms, 55' established garden & own drive with detached garage, Situated in a popular road of Hullbridge being close to local shops & riverside walks

FRONT GARDEN

The property is set well back being laid to lawn

GARAGE & OWN DRIVE

To the side of the property is a long concrete drive providing ample parking GARAGE - double doors to front lighting & power points,

ACCOMMODATION

RECEPTION HALL

Double glazed door to: coving, radiator, power points, laminate flooring,

LOUNGE/DINER 31' x 10'3 (9.45m x 3.12m)

Double aspect room with window to front & patio doors to the rear garden, coving, radiator, power & Tv points, stairs to first floor,

KITCHEN 10'0" x 10'0" (3.05m x 3.05m)

Double glazed window & door to rear, fitted with a range of light oak eye level & base level units, rolled edge worktops, stainless steel sink drainer, gas oven with hob & extractor fan, pantry cupboard, plumbing for washing machine an space for tumble dryer, tiled floor, power points, part tiled walls,

BEDROOM 4 (ground floor) 11'4 x 10'3 (3.45m x 3.12m)

Double glazed window to front, radiator, power points,

BATHROOM (ground floor)

Double glazed window to side, suite comprising, low level wc, wash hand basin, shower cubicle, panelled bath with shower/mixer taps, fully tiled walls, radiator, coving,

FIRST FLOOR LANDING

UPVC double glazed window to side

BEDROOM 1 11'2 x 12'5 (3.40m x 3.78m)

Double glazed window to front, radiator, power points,

EN SUITE

Double glazed window to side, white low level wc, wash hand basin, radiator, part tiled, eves storage cupboard,

BEDROOM 2 11'2 x 11' (3.40m x 3.35m)

Double glazed window to rear, radiator, power points, fitted cupboard and drawer unit

BEDROOM 3 8'4 x 7'2 (2.54m x 2.18m)

Double glazed window to rear, radiator, power points,

OUTSIDE

REAR GARDEN 55' (16.76m)

Patio area leading to lawn with established shrub beds & borders, greenhouse, shed access to side,