



146 Rectory Avenue, Ashingdon, Essex, SS4 3TB

Three Bedroom Detached House / Guide Price: £475,000 to £500,000 / Tel: 01702 207720

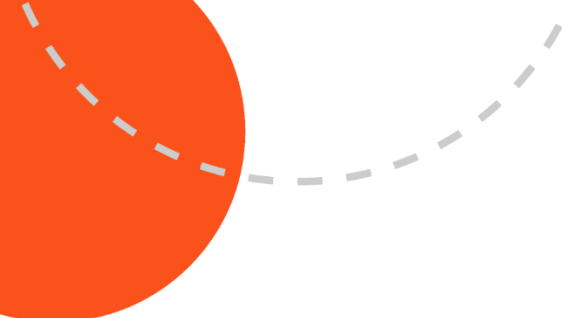






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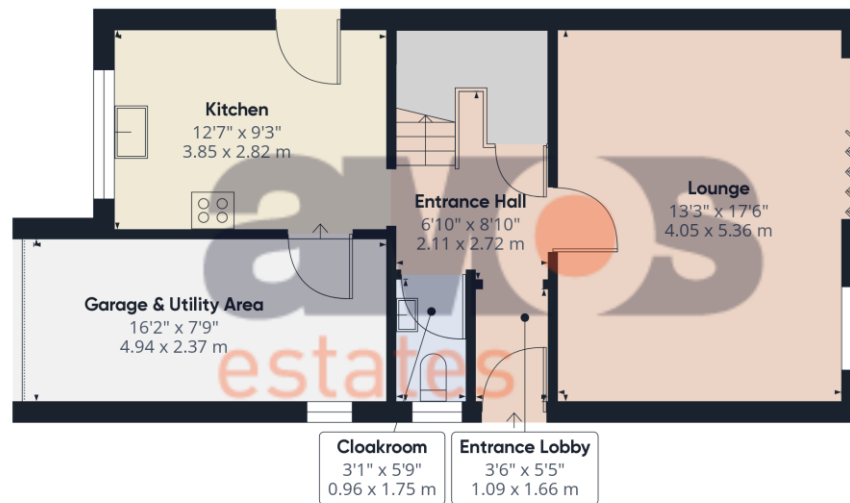
This is a fabulous **three-bedroom** detached family house standing on a large plot within a very popular location in Ashington. The property delivers well decorated, bright living space to include a modern fitted kitchen, great lounge with bi-fold doors leading onto and overlooking the garden, useful ground floor cloakroom and large garage with vaulted ceiling and utility area to the ground floor. Upstairs families will love the three double bedrooms, the biggest room has an en-suite shower room and you will also find a family bathroom. The rear garden is very large with lots of lawn and the front garden has a shingle filled driveway which provides plenty of parking spaces.

Location wise, the property is perfectly located for Magnolia Park and Nature Reserve, local shops at Golden Cross and Market Square shops and eateries at Rochford, Train stations with fast, direct access to London at both Hockley and Rochford and both King Edmund and Holt Farm schools. We have prepared a **360' virtual tour** for this property, why not take a look and quickly book an appointment to view.

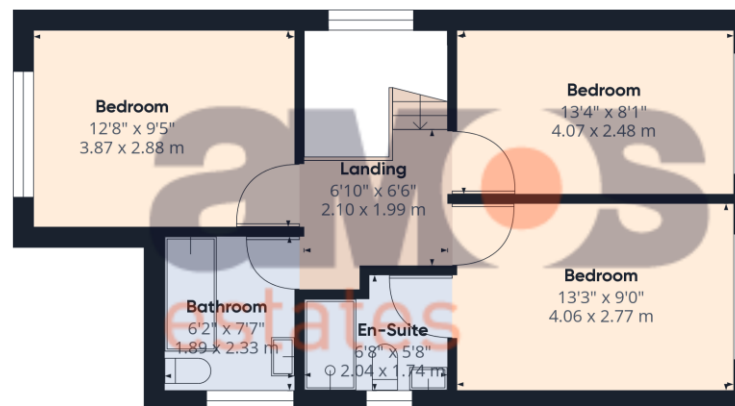
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Floor 0



Floor 1



## Highlights

- / Detached Family House
- / Three First Floor Double Bedrooms
- / Large Lounge with Bi-Fold Doors
- / Modern, Fully Fitted Kitchen
- / Ground Floor Cloakroom
- / En-Suite to Bedroom One
- / Family Bathroom
- / Vaulted Garage with Utility Area
- / Oak Handrail to Staircase and Oak Window boards
- / Combination Boiler
- / New Soffit, Fascia and Guttering and Cement Board Cladding Front and Rear
- / Long Rear Garden
- / EPC Rating: Pending
- / Floor Space 1092 sq. ft







Composite entrance door leading to:

### **Entrance Lobby /**

**5'5 x 3'6**

Tiled floor, plastered ceiling, access to:

### **Entrance Hall /**

**8'10 x 6'10**

Staircase to first floor living space with oak hand rail and white painted balustrade with high quality wool carpet, tiled floor, plastered ceiling, storage cupboard, power point, white wood doors leading off:

### **Ground Floor Cloakroom /**

**5'9 x 3'1**

Recently replaced White suite comprising of toilet and wall mounted sink unit, tiled floor and wall area, double glazed window, column radiator.

### **Lounge /**

**17'6 x 13'3**

Double glazed bi-fold doors leading onto and overlooking the rear garden, double glazed window rear aspect, coved and plastered ceiling, two column radiators, fitted carpet, power points.







## Kitchen /

12'7 x 9'3

Fitted at both eye and base level in full range of white wood units with working surface over, inset glass hob, wall mounted extractor fan, appliance space for dishwasher, integrated fridge and freezer, inset sink unit with mixer tap, integrated oven and grill, tiled floor and working areas, double glazed window to front aspect, power points, double glazed door to side aspect, wall mounted column radiator, plastered ceiling with spotlights, access to garage with utility area, modern appliances, the fridge/freezer, hob and oven are less than a year old.

## Galleried Landing /

6'10 x 6'6

White wood balustrade and oak hand rail, double glazed window on half landing, plastered ceiling with loft access, power point, column radiator, white wood doors to rooms.

## Bedroom One /

13'3 x 9'0

Double glazed window to rear aspect, column radiator, plastered ceiling, wood panel wall covering, wall light points, power points, access to:

## En-Suite Shower Room /

6'8 x 5'8

Recently replaced White suite comprising of toilet, vanity unit with sink top and mixer tap, walk in shower cubicle with rain cloud head and integrated shower and wall mounted screen, tiled wall areas, wood floor covering, plastered ceiling, double glazed window, extractor fan, wall mounted chrome towel radiator.





## Bedroom Two /

12'8 x 9'5

Double glazed window to front aspect, column radiator, fitted carpet, coved and plastered ceiling, power points, wood panel feature wall.

## Bedroom Three /

13'4 x 8'1

Double glazed window to rear aspect, column radiator, fitted carpet, coved and plastered ceiling, power points.

## Bathroom /

7'7 x 6'2

Recently replaced White suite comprising of toilet with dual flush, p-shaped bath with wall mounted shower screen, vanity unit with sink top and mixer tap, floor covering, tiled walls, double glazed window, extractor fan, plastered ceiling, shaver point, chrome towel radiator.



## Front Garden /

Shingle driveway providing plenty of parking spaces, fenced boundaries, natural hedge borders, outside light, wooden gate to side.



## Long Rear Garden /

Lovely private, unoverlooked garden, wood chipping filled patio to the immediate rear of the property, secure fenced boundaries, lawn area, garden shed, railway sleeper garden divider, outside water tap, garden lighting.

## Garage /

16'2 x 7'9

Vaulted ceiling with double glazed window, garage door, plastered ceiling, power points, access door to property, fitted high gloss white units fitted at both eye and base level with wood working surface over, appliance space with drainage, hot and cold water supply plumbing for washing machine, double glazed window to side aspect.

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Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

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