

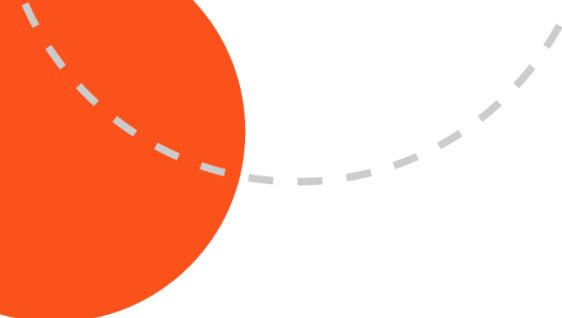


41 Merryfields Avenue, Hockley, Essex, SS5 5AN

Three Bedroom Semi-Detached House / Price: £325,000 / Tel: 01702 207720







What a fantastic opportunity to buy this very well-located family home and put your own mark on the property, it really is a blank canvass so ideal for clients with a keen eye for design. What the property does offer is bright, spacious rooms and location, location, location! The ground floor living space has been extended to provide a through lounge and dining room and a kitchen with access to breakfast room on the ground floor and **three bedrooms** and a wet room upstairs. The garden is lawned and the house has an attached garage. In consideration of the updating which is required the sellers have set the asking price at an incredibly competitive level ideally to attract a family who will refurbish the property and create a lovely home.

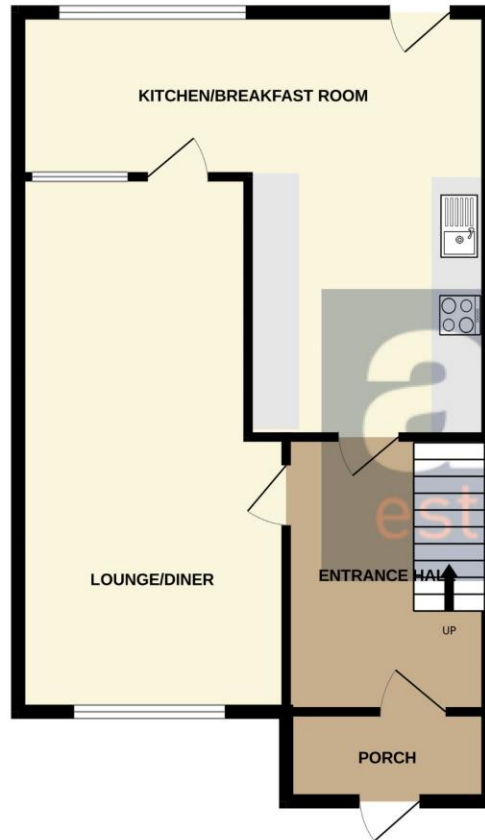
Location wise, it is just perfect for families being close to schools at Greensward and Plumberow, trains with fast, direct access to London and the Village shops and eateries. The house is available with no onward chain and keys are held for an immediate viewing.

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**A space to
call home.**

GROUND FLOOR
601 sq.ft. (55.8 sq.m.) approx.

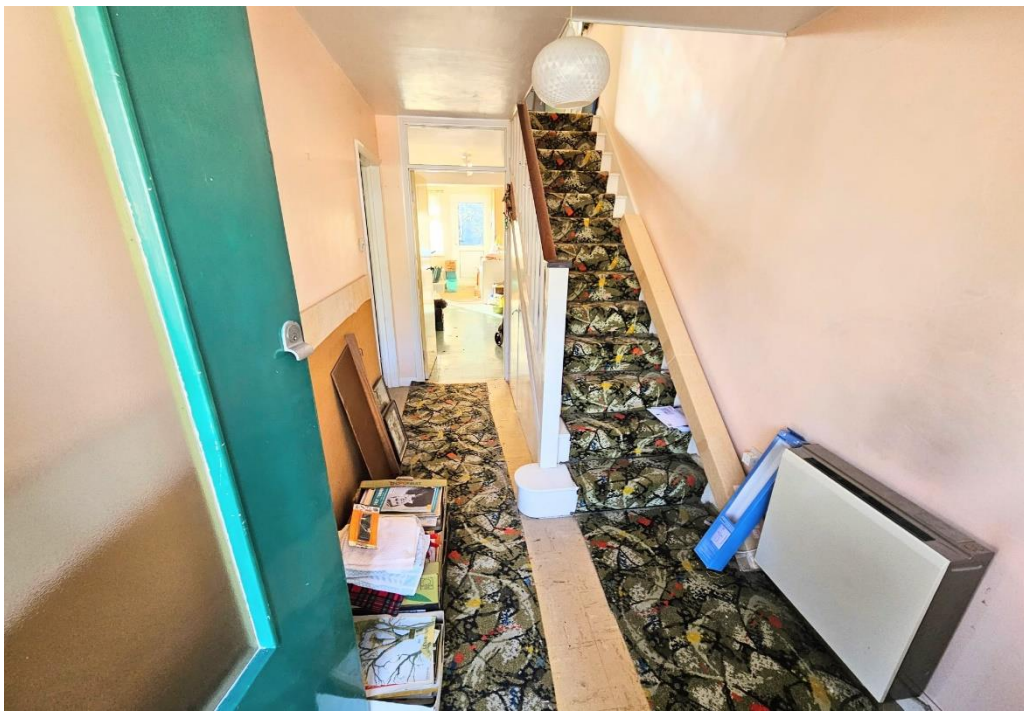


1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



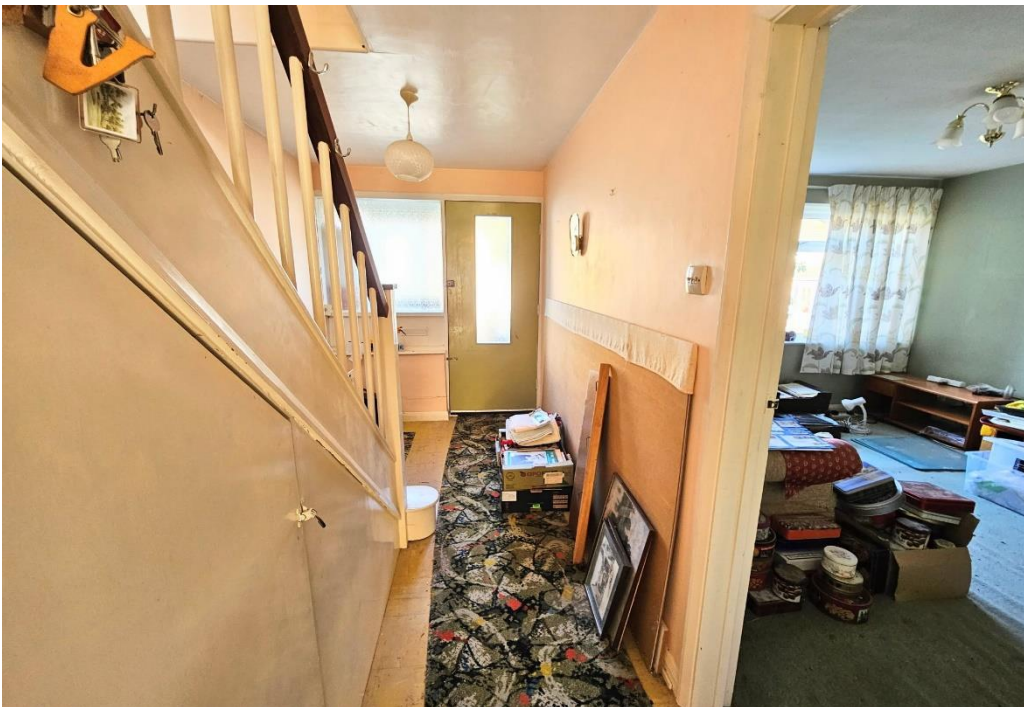
TOTAL FLOOR AREA: 1058 sq.ft. (98.3 sq.m.) approx.

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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Highlights

- / Semi-Detached Family House
- / Through Lounge into Dining Room
- / Extended Kitchen with Breakfast Room
- / Three First Floor Bedrooms
- / Cloakroom & Wet Room Upstairs
- / Huge Potential to Improve & Extend
- / Lawned Rear Garden & Garage
- / Great Location Near to Shops & Trains
- / EPC



Entrance door leading to:

Entrance Porch /

8'3 x 2'3

Sliding doors, access to:

Entrance Hall /

12'1 x 6'3

Staircase to first floor living space with fitted carpet and wood hand rail, storage heater, power point, under stairs storage cupboard, floor covering, wooden doors leading to rooms.

Lounge and Dining Room /

22'9 x 11'2

Double glazed window to front aspect, fitted carpet, feature fire surround, power points, glazed window and door to rear garden, two storage heaters, serving hatch to kitchen.

Kitchen and Breakfast Room /

11'3 x 8'6 plus 17'6 x 7'4

Fitted at both eye and base level with working surface over, stainless steel sink unit, appliance space for freestanding oven, space for fridge/freezer, tiled wall areas, extractor fan, floor covering, power points, double glazed door to rear garden and adjacent window, floor tiles in breakfast room.



Galleried Landing /

9'1 x 6'7

White wood balustrade with wood hand rail, double glazed window to side aspect, floor covering, loft access, white wood doors leading to rooms.

Bedroom One /

11'1 x 10'8

Double glazed window to rear aspect, power points, fitted carpet, louvre fronted wardrobe cupboard.

Bedroom Two /

11'9 x 10'1

Double glazed window to front aspect, fitted carpet, power points.

Bedroom Three /

10'7 x 7'6

Double glazed window to front aspect, fitted carpet, power points.

Wet Room /

6'4 x 4'9

White pedestal wash hand basin with mixer tap, walk in shower cubicle with soakaway floor and electric shower unit, tiled walls, double glazed window.



Cloakroom /

5'8 x 2'7

White suite comprising of toilet, floor covering.

Rear Garden /

Flagstone patio to the immediate rear of the property, lawn, mature planting, secure fenced boundaries, wooden garden shed, side access to garage.

Front Garden /

Boundary wall, lawn area, driveway providing access to garage, mature planting.

Attached Garage /

Up and over garage door.



We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

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).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.





