

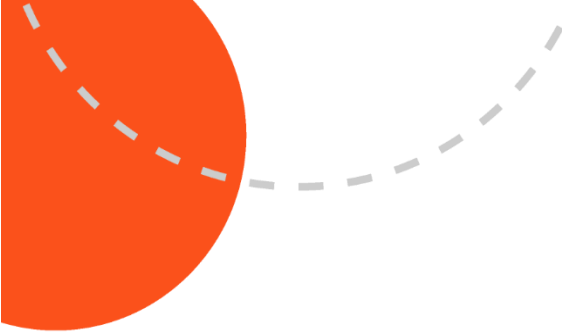


40 Crouch Avenue, Hullbridge, Essex, SS5 6BP

Three Bedroom Semi Detached Property / Guide Price : £400,000 - £425,000 / Tel: 01702 207720







Welcome to this **three-bedroom** home offering generous living accommodation with exciting potential for personalisation. The ground floor features a spacious lounge and dining area that leads into a bright breakfast room, perfect for family meals or entertaining. The lounge/diner also opens straight out to the rear garden, making it easy to enjoy outdoor space. A fitted kitchen provides ample storage and workspace, while the ground floor also benefits from a convenient three-piece shower room and two good-sized bedrooms. Upstairs, the loft space has been thoughtfully converted to include a third bedroom, an additional modern three-piece shower room, and a useful eaves storage area, which offers excellent potential for conversion into a fourth bedroom. The rear garden is of a nice size providing access to the garage whilst the front garden provides parking for vehicles. This property is also offered with **No Onward Chain**.

The property is just a stroll from the River Crouch with its abundance of wildlife and river bank walk, a great local primary school and plenty of local shops and eateries including the river front Anchor Restaurant and Bar. Rayleigh Train Station with fast, direct access into London is just a short drive away as well.

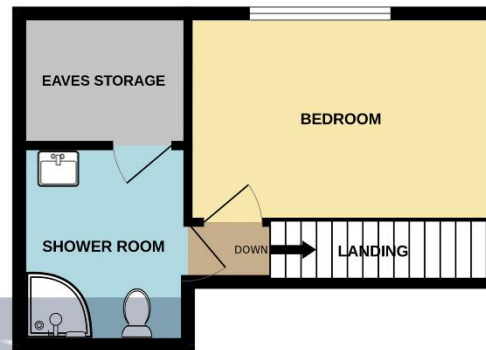
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GROUND FLOOR
674 sq.ft. (62.7 sq.m.) approx.



1ST FLOOR
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.1 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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**A space to
call home.**



Property Information

- / Semi-Detached Home
- / Three Bedrooms
- / Two Shower Rooms
- / Two Reception Rooms
- / Driveway & Garage
- / EPC Rating: C
- / Council Tax Band: C
- / No Onward Chain
- / Excellent Potential for Fourth Bedroom

Entrance Hall /

9'0 x 4'10 + 12'2 x 2'8

Plastered and coved ceiling, wood effect floor covering, staircase to first floor living accommodation, radiator, power points, doors leading off:

Lounge/Diner /

25'0 x 9'5

Double glazed sliding door to rear garden, plastered and coved ceiling, wood effect floor covering, feature fireplace, fitted wall lights, three radiators, power points, door leading to:

Breakfast Room /

10'3 x 7'1

Double glazed window to rear aspect, double glazed door to side of property, plastered ceiling, wood effect floor covering, fitted storage space, radiator, power points.

Kitchen /

11'0 x 9'8

Fitted at both eye and base level in a range of units with working surface over, space for washing machine and dishwasher and fridge/freezer, integrated electric hob, stainless steel sink unit with mixer tap and drainer, double glazed window to side aspect, plastered ceiling, tiled flooring and tiled walls, radiator, power points.

Ground Floor Shower Room /

6'8 x 5'4

Three piece suite comprising of vanity unit with sink top and mixer tap, walk in shower with fitted shower unit and safety glass shield, low level w/c, double glazed window to side aspect, plastered ceiling, tiled walls, radiator.





Ground Floor Bedroom One /

12'5 x 9'5

Double glazed bay window to front aspect, plastered ceiling, fitted carpet, built in wardrobes, radiator, power points.

Ground Floor Bedroom Three /

10'9 x 9'1

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

First Floor Landing /

Door to:

Bedroom Two /

12'1 x 9'8

Double glazed window to rear aspect, plastered ceiling, fitted carpet, eves storage space, fitted wardrobes, radiator, power points.

Shower Room /

7'8 x 6'5

Three piece suite comprising of vanity unit with sink top and separate taps, safety glass cubicle with fitted shower unit, low level w/c, plastered ceiling, wood effect floor covering, part tiled walls, extractor fan.

Rear Garden /

Sun patio to immediate rear of property following round to side and rear of property, laid to lawn area, mature planting, secure fence boundaries, metal shed, access to garage.

Garage /

Access to garage via single double glazed door or the main hinged garage door.





Front Garden /

Block paved driveway providing parking for vehicles, laid to lawn area with mature planting, side gate providing access to rear garden.

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.