

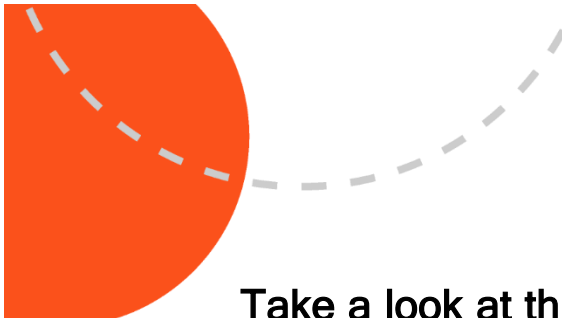


25 Merryfields Avenue, Hockley, Essex, SS5 5AN

Three Bedroom Semi-Detached Home / Guide Price: £475,000 - £500,000 / Tel: 01702 207720



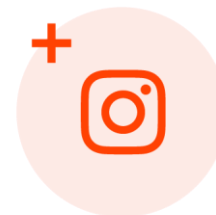


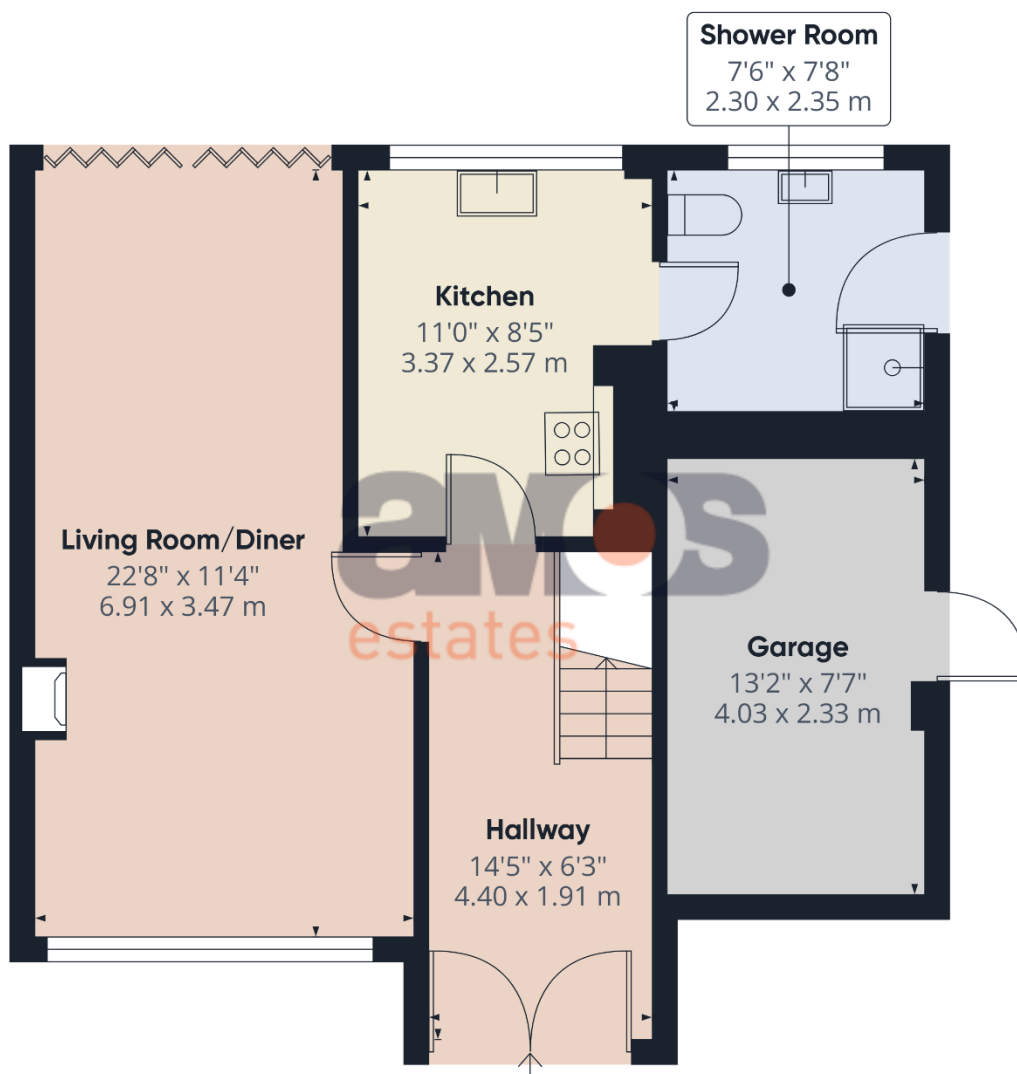


Take a look at this **three-bedroom** semi-detached house offering well-presented and tastefully decorated living space throughout. The entrance hall leads to a generous living room, offering room for a dining table and access to the rear garden. The fitted kitchen benefits from integrated appliances and provides access to a three-piece shower room, which also offers direct access to the rear garden. Upstairs, there are three bedrooms and a further three-piece shower room. To the second floor, the property also benefits from an additional loft room. Externally, the rear garden offers excellent outdoor space, featuring sun decking, a lawned area and a sun patio, along with two outdoor cabins. There is access to the garage from the rear garden, with converted storage to the front. The front garden provides off-street parking for multiple vehicles.

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**, take a look at our **360' virtual tour** and book your viewing today!

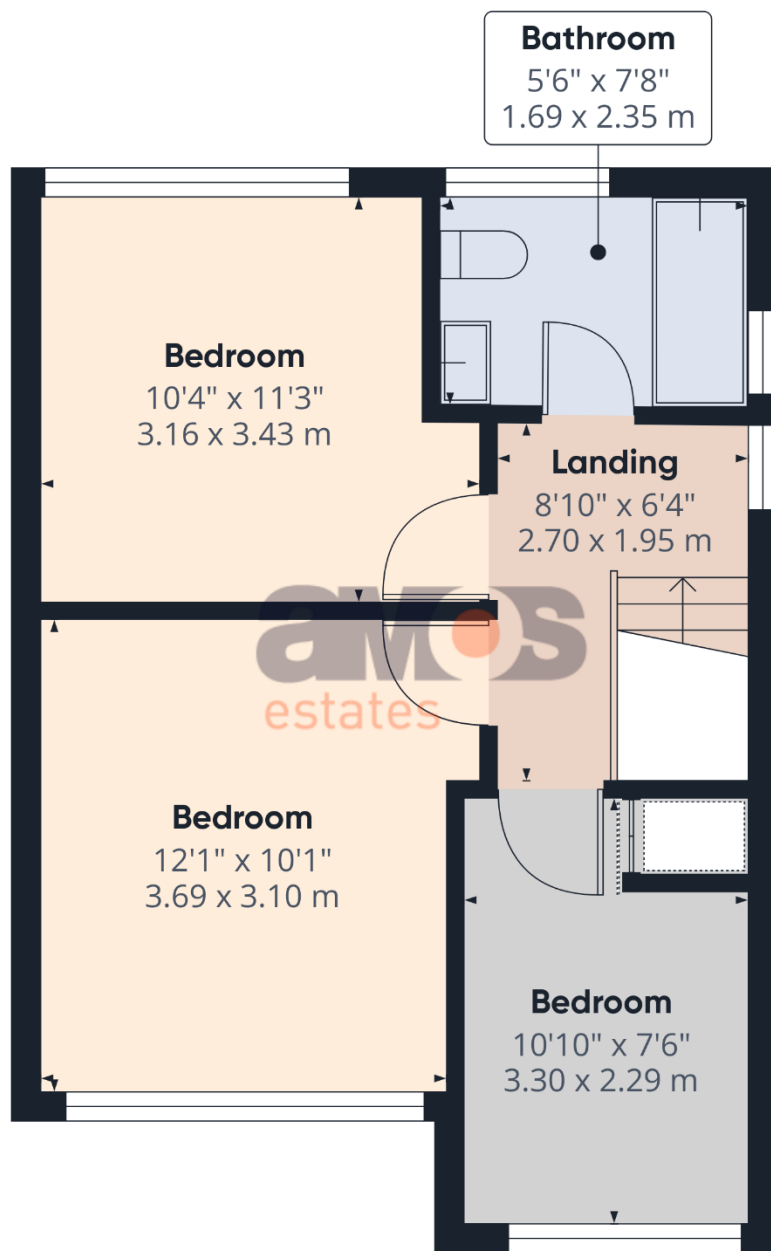
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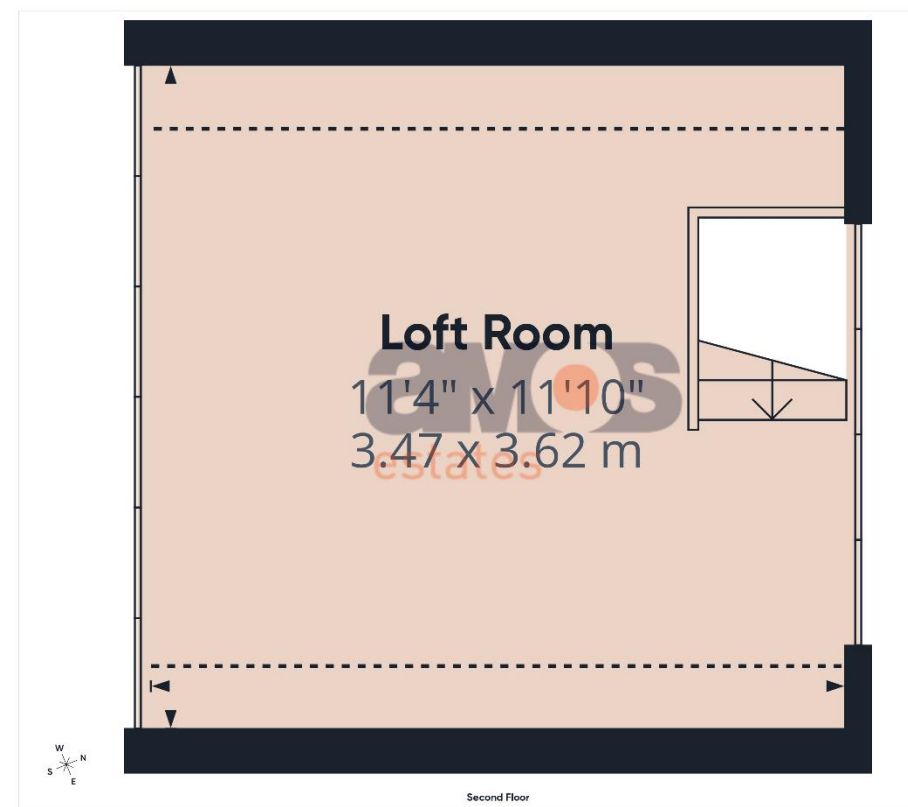


Ground Floor

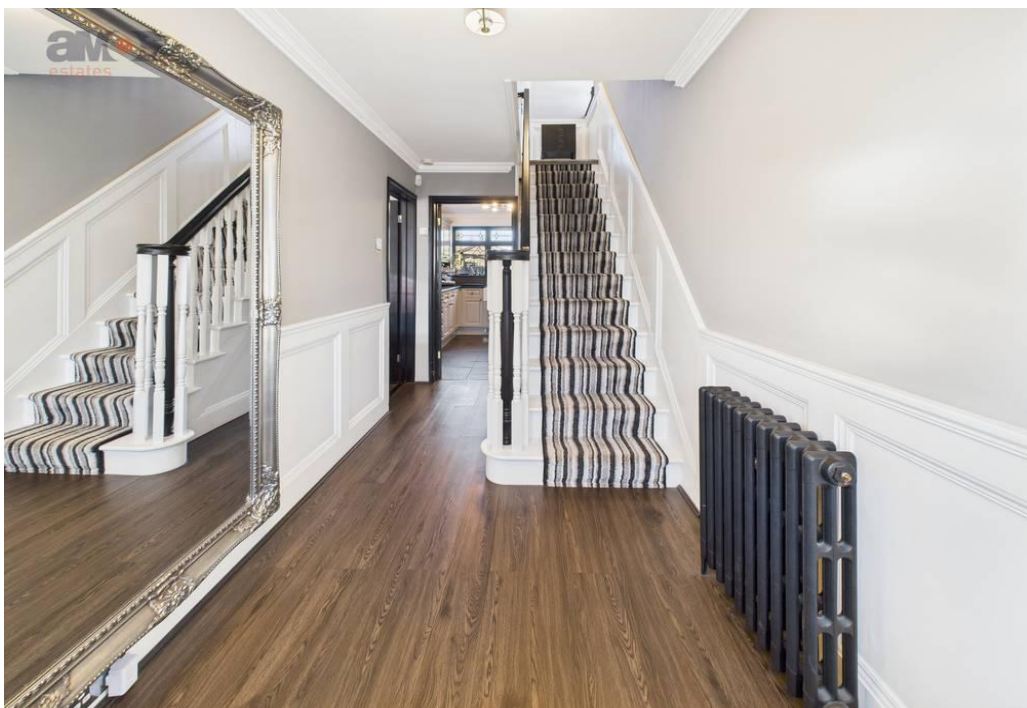
**A space to  
call home.**



First Floor



Second Floor



## Property Information

- / Three-bedroom semi-detached family home
- / Well-presented and tastefully decorated throughout
- / Spacious living room/diner with garden access
- / Modern fitted kitchen with integrated appliances
- / Ground floor shower room and first floor bathroom
- / Additional second-floor loft room
- / Generous rear garden with sun decking, patio and lawn
- / Garage with additional converted storage
- / Excellent transport links with fast, direct trains to London
- / No onward chain!
- / EPC Rating: Pending
- / Council Tax Band: C
- / Approx Sq. Ft in Size
- / 360' Virtual Tour Available

Entrance door leading into:

### **Entrance Hall /**

**14'5 x 6'3**

Plastered and coved ceiling, wood effect floor covering, staircase to first floor accommodation with wood balustrade, understairs storage cupboard, storage cupboard, radiator, doors leading off:

### **Living Room/Diner /**

**22'8 x 11'4**

Double glazed windows to front and rear aspect, double glazed patio doors to rear garden, plastered and coved ceiling, wood effect floor covering, feature fireplace, space for dining table, two radiators, power points.

### **Kitchen /**

**11'0 x 8'5**

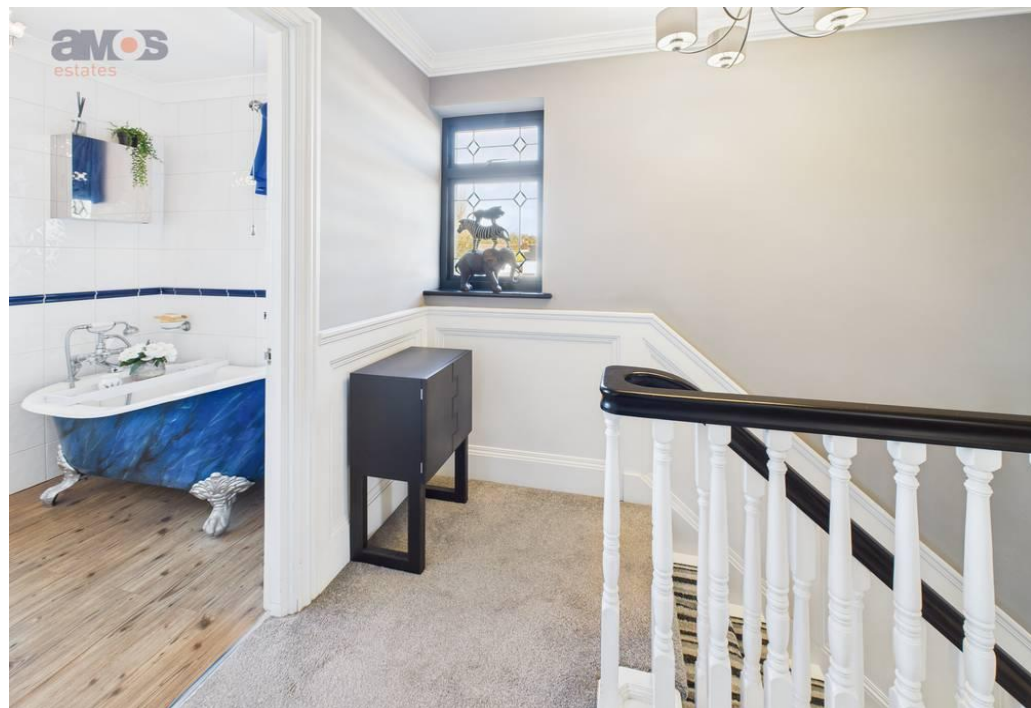
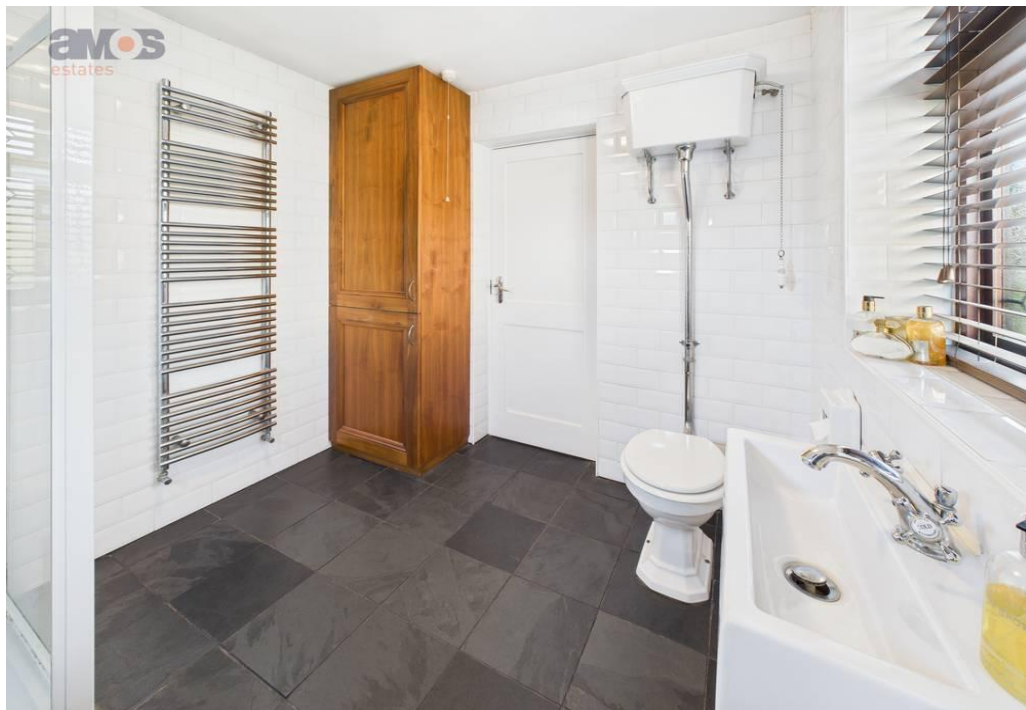
Fitted at both eye and base level in a range of grey units with granite working surface over, range style cooker with extractor fan above, undercounter larder fridge, ceramic butler sink with separate taps and integrated drainer, integrated dishwasher, double glazed window to rear aspect, plastered and coved ceiling, tiled flooring and part tiled walls, power points, door leading to:

### **Ground Floor Shower Room /**

**7'8 x 7'6**

Three piece suite comprising of safety glass cubicle with fitted shower unit, wall mounted sink with mixer tap, high level w/c, double glazed window to rear aspect, plastered ceiling, tiled flooring and tiled walls, storage cupboard, chrome heated towel rail, extractor fan, door to rear garden.





## **Landing /**

**8'10 x 6'4**

Double glazed window to side aspect, plastered and coved ceiling, fitted carpet, loft access, doors leading off:

## **Bedroom One /**

**12'1 x 10'1**

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

## **Bedroom Two /**

**11'3 x 10'4**

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

## **Bedroom Three /**

**10'10 x 7'6**

Double glazed window to front aspect, plastered and coved ceiling, wood effect floor covering, built in wardrobes, storage cupboard, radiator, power points.

## **Bathroom /**

**7'8 x 5'6**

Three piece suite comprising of freestanding bath with mixer tap and handheld shower attachment, pedestal hand wash basin with mixer tap, low level w/c, double glazed windows to rear and side aspect, plastered and coved ceiling, wood effect floor covering, tiled walls, radiator.

## **Loft Room /**

**11'10 x 11'4**

Double glazed roof windows, plastered ceiling, fitted carpet, eaves storage space and built in wardrobes, two radiators, power points.







## Rear Garden /

Sun decking to the immediate rear of the property with further sun decking to the rear, leading to a lawned garden with mature planting. The garden also benefits from a sun patio, two outdoor cabins, secure fenced boundaries, an external water tap and access to the garage.

## Garage / 13'2 x 7'7

Double glazed door to garage, smooth plastered ceiling, fitted carpet, vertical radiator, heating, converted storage to the front.

## Front Garden /

Patio driveway providing off-street parking, with boundaries to either side and a side gate providing access to the rear garden.



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