

SCOTT &  
STAPLETON

AVENUE ROAD  
, SS7 1HE  
£2,700 PCM





## **AVENUE ROAD**

, SS7 1HE

**£2,700**

**pcm**

Scott & Stapleton are delighted to let this attractive and very spacious detached family home, well presented throughout and offering four double bedrooms - two with ensuite shower rooms- plus family bathroom, large 25'4 Lounge diner plus two further reception rooms, new fitted kitchen with American style fridge freezer, utility and ground floor cloakroom. The property also benefits from an unusually large and well maintained rear garden, large detached garage and ample off road parking. Situated in highly sought after location. Available from early August.



### Entrance Hall

### Lounge/diner

7.72m x 3.51m (25'3" x 11'6")

### Kitchen breakfast room

5.36m x 2.92m (17'7" x 9'6")

### Utility room

1.96m x 1.63m (6'5" x 5'4")

### Living room

5.05m into bay reducing to 4.14m x 3.12m (16'6" into bay reducing to 13'6" x 10'2")

### Study

3.28m x 1.96m (10'9" x 6'5")

### Ground floor cloakroom

### Stairs and landing

### Master Bedroom

5.00m x 3.48m (16'4" x 11'5")

### Ensuite shower room

### Bedroom two

3.91m x 3.28m (12'9" x 10'9")

### Ensuite shower room

### Bedroom three

5.00m x 3.12m (16'4" x 10'2")

### Bedroom four

3.84m x 2.90m (12'7" x 9'6")

### Family bathroom

### Rear garden

### Double garage



TOTAL FLOOR AREA: 2078.25 sq. ft. / 193.08 sq. m. (approx.)  
 \*This floor plan is a guide only and does not represent an offer of property. It is intended to provide a general impression of the layout and dimensions of the property. The actual layout and dimensions may vary slightly from those shown on the plan. For more information, please contact the agent.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	