



44 Garden Avenue AL10 8LN
Guide Price £400,000



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Guide Price £400.000-£420.000

Newly decorated four bedroom family home set on a much larger than average plot, with rear access and huge potential!.

This deceptively spacious family home is offered chain free provides great access to major road links, the accommodation briefly comprises of entrance porch, entrance hall, ground floor wc, a dual aspect lounge with door to garden, a refitted kitchen/dining room with built in appliances and door to garden, four good size first floor bedrooms and a bathroom. The house is double glazed and has gas radiator central heating with a combination boiler.

A fabulous size southerly facing rear garden with gated access offers great space and potential for garaging, outbuildings, garden room, annexe etc (Stpp)

Early viewing strongly advised as we feel plots of this type are hard to find, and will attract a lot of interest, please call our team on 01707 270777.











Entrance Lobby

Double glazed entrance door to front, wood effect flooring, door to inner hall,.

Entrance Hall

Stairs to first floor, radiator, wood effect flooring doors to:

Lounge

Double glazed window and door leading to the rear garden, wood effect flooring, two radiators.

Refitted kitchen/diner

Refitted with a range of wall and base units, complimentary work surfaces, built in stainless steel electric hob with oven under and chimney style extractor hood over, stainless steel sink/drainers with mixer tap, space for fridge/freezer and washing machine, breakfast bar, wood effect flooring, radiator, cupboard housing gas fired boiler, double glazed window to rear and door to garden.

Landing

Access to loft, bulkhead storage cupboard, doors to:

Bedroom One

Double glazed window to side, radiator.

Bedroom Two

Double glazed window to rear, built in wardrobe., radiator.

Bedroom Three

Double glazed window to side, radiator, built in wardrobe.

Bedroom Four

Double glazed window to rear, radiator.

Bathroom/wc

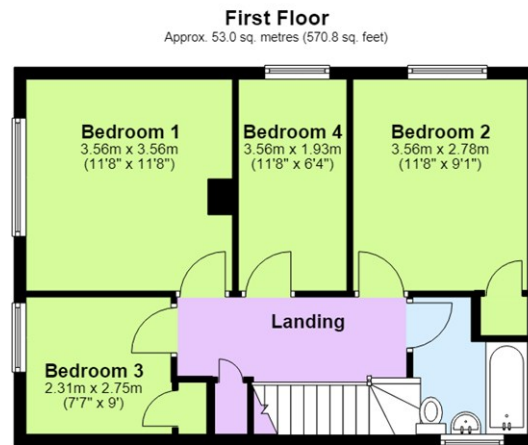
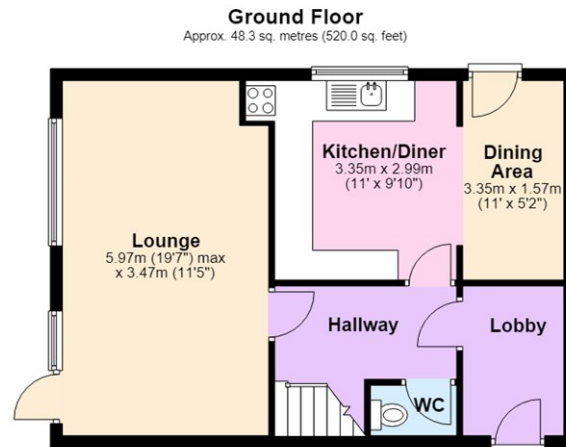
Comprising of panel enclosed bath with mixer tap and shower over, pedestal wash hand basin with mixer tap, dual flush wc, complimentary wall tiling to full height, radiator, wood effect flooring, double glazed window to rear.

Larger Than Average Rear Garden

The southerly facing garden is a real feature of this family home, its benefits from rear access, patio to the immediate side and rear, laid to lawn, shrubs and evergreens. Potential for annexe, garden room, garaging etc (Stpp)

Private Driveway

Accessed from the rear via double gates.

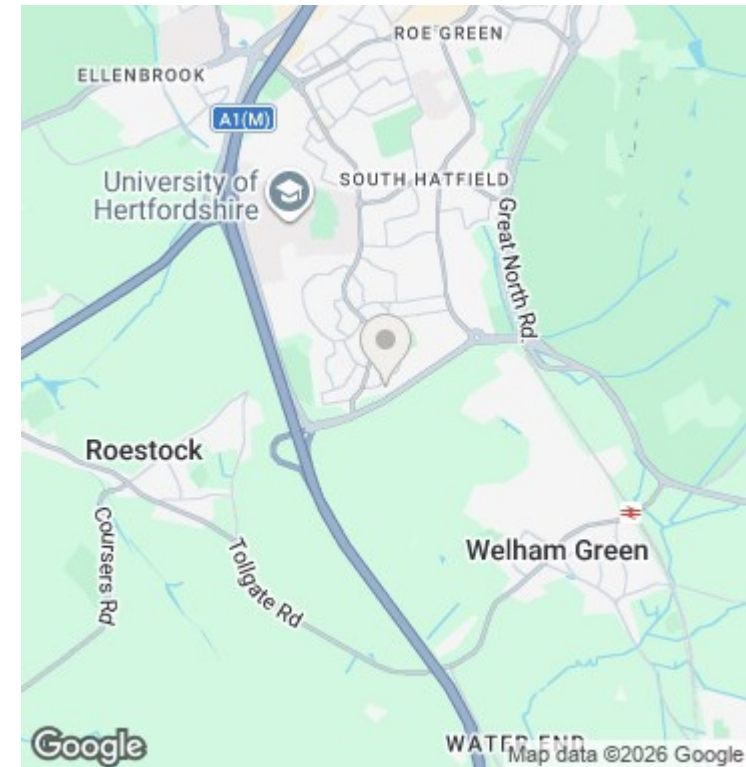


Total area: approx. 101.3 sq. metres (1090.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and must be considered incorrect.
3. Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
4. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
5. To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

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