



33b York Road, Ashingdon, Essex, SS4 3HG

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







There are plenty of great features within this attractive family house including a useful ground floor home office which could easily be utilised as a bedroom, cloakroom and laundry room, a welcoming entrance hall and a stylish open plan kitchen with integrated appliances and living room with bi-folds which overlook the long rear garden. Upstairs you find three more bedrooms, a nursey/dressing room which could be easily integrated into the adjacent bedroom to make more space and a modern bathroom suite. At the front of the property is a driveway and the rear garden has a patio and plenty of lawn to mow! The condition is good with nice floor coverings and carpet and all the fittings are of a high standard.

Location wise, the house is located within a popular Ashingdon turning close to local green spaces, shop, two good schools and transport links into both Hockley & Rochford town centres. We anticipate a high level of interest so would recommend an early appointment to view inside. We have created a **360' virtual tour** walkthrough as well.

Find us on





Ground Floor

Approximate total area⁽¹⁾

647 ft²

60.1 m²

Reduced headroom

8 ft²

0.8 m²

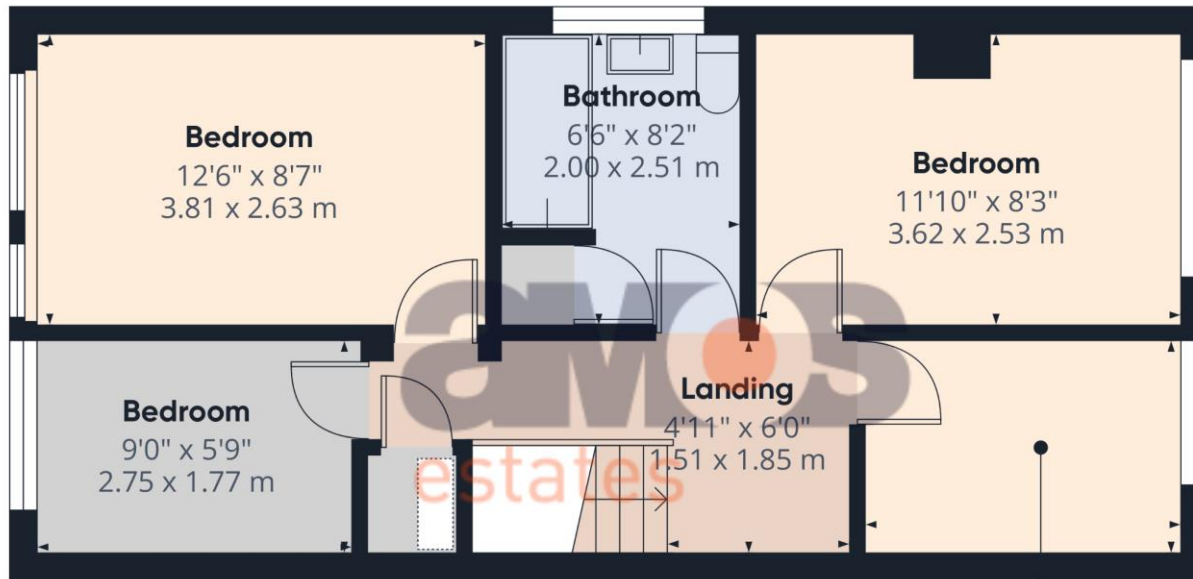
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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First Floor

Approximate total area^m
430 ft²
40 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**A space to
call home.**



Property Information

- / Attractive three/four-bedroom semi-detached home
- / Stylishly presented throughout
- / Modern fitted kitchen with integrated appliances
- / Spacious living room with bi-fold doors
- / Contemporary three-piece family bathroom
- / Ground Floor Home Office/Bedroom
- / Ground floor Cloakroom/Laundry Room
- / Main bedroom with modern en-suite shower room
- / Long Rear Garden with Patio
- / Driveway for Parking
- / EPC Rating: Pending
- / Council Tax Band: D
- / Approx 1077 Sq Ft in Size
- / 360' Virtual Tour



Double glazed entrance door leading to:

Entrance Hall /

14'5 x 6'11 + 5'1 x 2'5

Double glazed window to front aspect, plastered ceiling with inset spotlights, wood floor covering, radiator, stairs to first floor with fitted carpet, wood doors leading to rooms.

Ground Floor Cloakroom & Laundry Room /

5'6 x 3'9

Modern white suite comprising of integrated toilet with push button flush and sink top with mixer tap, tiled surround, range of useful fitted storage cupboards, appliance space for washing machine, wood floor covering, plastered ceiling with inset spotlight, cloaks hanging space.

Ground Floor Home Office/Bedroom /

8'8 x 7'2

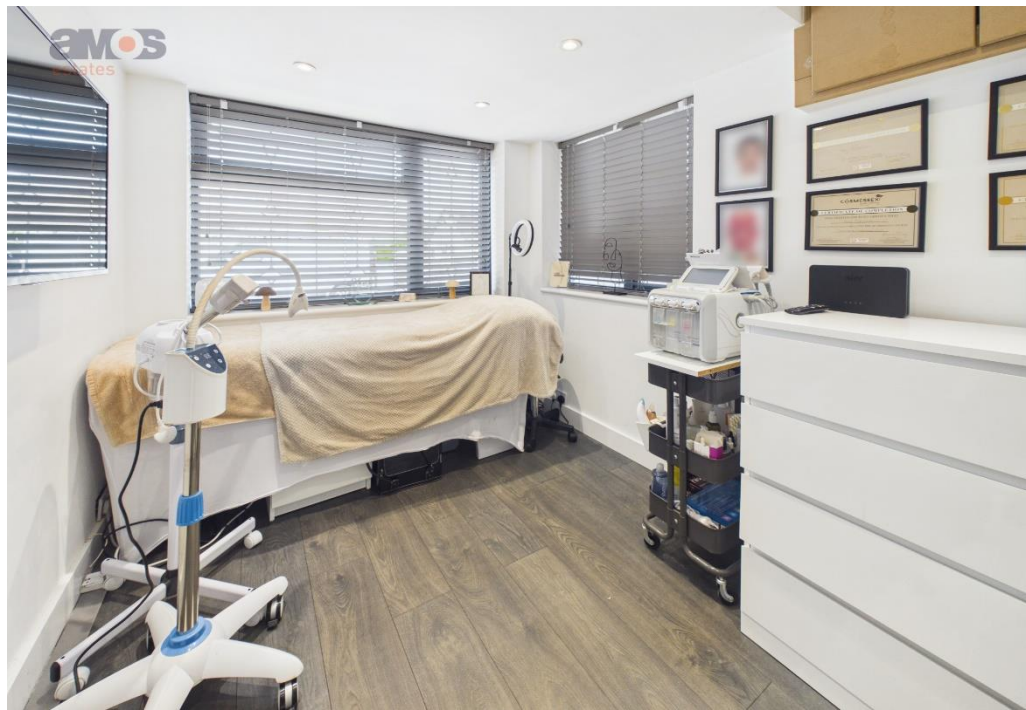
Double glazed windows to front and side aspects, wood floor covering, plastered ceiling with spotlights, power points.

Open Plan Kitchen & Living Room /

32' x 14'5

Stylishly fitted kitchen units with square edge working surface over with upstand, inset four ring induction hob and wall mounted extractor fan with back plate, inset sink unit with mixer tap, wine chiller, integrated fridge and freezer, dishwasher, integrated oven and grill, useful breakfast bar with seating, power points, double glazed window to side aspect, bi-fold double glazed door to garden, two upstand radiators, space for dining table, feature media wall with space for soundbar and sky box, plastered ceiling with inset spotlights.





Galleried Landing /

6'0 x 4'11

White wood balustrade with oak handrail, loft access, plastered ceiling with inset spotlights, wood floor covering, wood doors leading to rooms.

Family Bathroom /

8'2 x 6'6

White suite comprising of sculptured bath with mixer tap and handheld shower attachment, wall mounted screen, vanity unit with sink top and mixer tap and adjacent toilet with push button flush, chrome towel radiator, tiled walls and floor, storage cupboard, double glazed window, plastered ceiling with spotlights.

Bedroom One /

12'6 x 8'7

Two double glazed windows to front aspect, fitted carpet, range of wardrobe and cupboard space, power points, radiator, power points.

Bedroom Two /

11'10 x 8'3

Double glazed window to rear aspect, fitted carpet, plastered ceiling, radiator, useful wardrobe hanging rails, power points.

Bedroom Three /

9'0 x 5'9

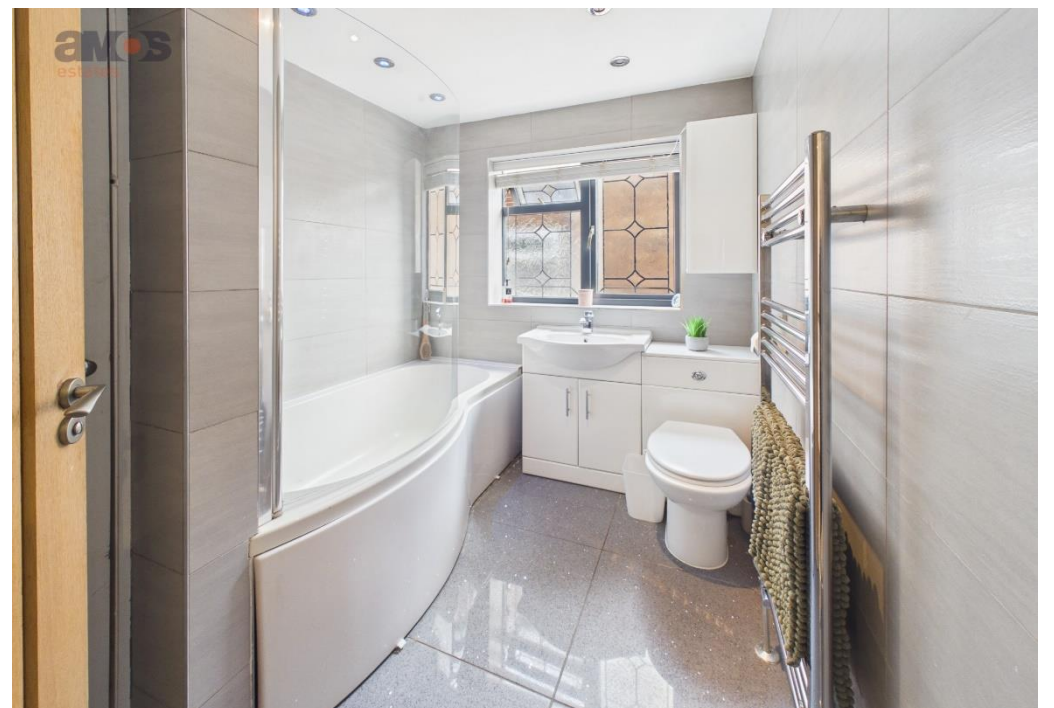
Double glazed window to front aspect, radiator, wood floor covering, power points, plastered ceiling.

Nursery/Dressing Room /

8'10 x 6'1

Double glazed window to rear aspect, radiator, power points, wood floor covering, range of wardrobe and cupboard space, plastered ceiling. This room could easily be used to add extra space to the adjacent bedroom as it has a stud wall divider.





Rear Garden /

Paved patio area to the immediate rear, side access to front of property, outside lighting, secure fenced boundaries, lawn area.

Front Garden /

Paved parking area for vehicles, feature brick walls to both aspects with wrought iron railings, side gate to rear garden, outside light.

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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.

