



Aylesbury Road, Hockley Heath

Guide Price £450,000





Benefiting from NO UPWARD CHAIN and located on a popular road in Hockley Heath is this three bedroom semi-detached property which is set behind a lawn foregarden and a wide tarmacadam driveway providing parking for multiple vehicles. The ground floor accommodation is made up of a fitted kitchen with integrated appliances and ample storage; a dining room; down stairs toilet and a large living room with stunning views of the countryside. The first floor is made up of three double bedrooms all of which include fitted storage and are serviced by a family bathroom. Outside the property enjoys beautiful south facing rear garden which is mainly laid with lawn and benefits from a magnificent rural outlook, a patio seating area and a large storage shed. To view this superb property call Xact Homes today on 01564 777 284.

Council tax band: D

Tenure: Freehold



- NO UPWARD CHAIN
- Three Bedroom Semi-Detached
- Stunning Rural Views
- Living Room
- Fitted Kitchen
- Dining Room
- Three Double Bedrooms
- Utility
- Family Bathroom
- South Facing Rear Garden
- Tarmacadam Driveway



## ENTRANCE HALLWAY

### KITCHEN

11' 10" x 7' 9" (3.6m x 2.35m)

### UTILITY ROOM

10' 12" x 3' 3" (3.35m x 1m)

### WC

3' 3" x 4' 5" (1m x 1.35m)

### LOUNGE/DINING ROOM

21' 12" x 11' 10" (6.7m x 3.6m)

### LIVING ROOM

10' 8" x 11' 10" (3.25m x 3.6m)

## FIRST FLOOR

### BEDROOM ONE

13' 11" x 11' 10" (4.25m x 3.6m)

### BEDROOM TWO

10' 8" x 11' 10" (3.25m x 3.6m)

### BEDROOM THREE

7' 9" x 12' 8" (2.35m x 3.85m)

### BATHROOM

7' 9" x 5' 9" (2.35m x 1.75m)

## OUTSIDE THE PROPERTY

### SOUTH FACING GARDEN

### PARKING SPACE FOR MULTIPLE CARS



**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, fridge, washing machine, all carpets, all curtains, all blinds, fitted wardrobes in one bedroom, all light fittings and garden shed

**ADDITIONAL INFORMATION**

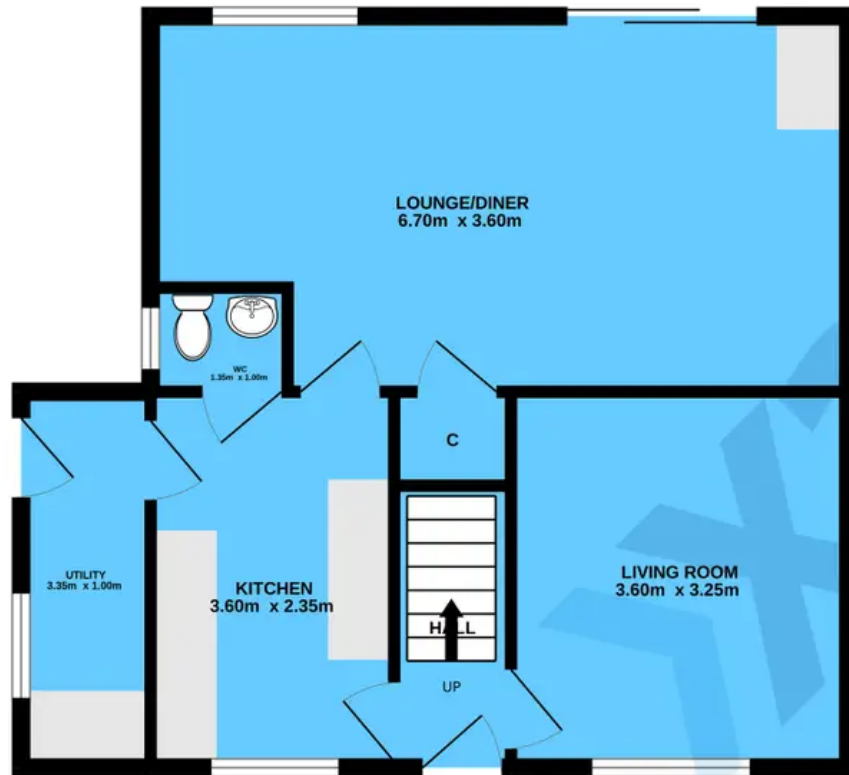
Services: mains gas, electricity and main sewers.

**MONEY LAUNDERING REGULATIONS**

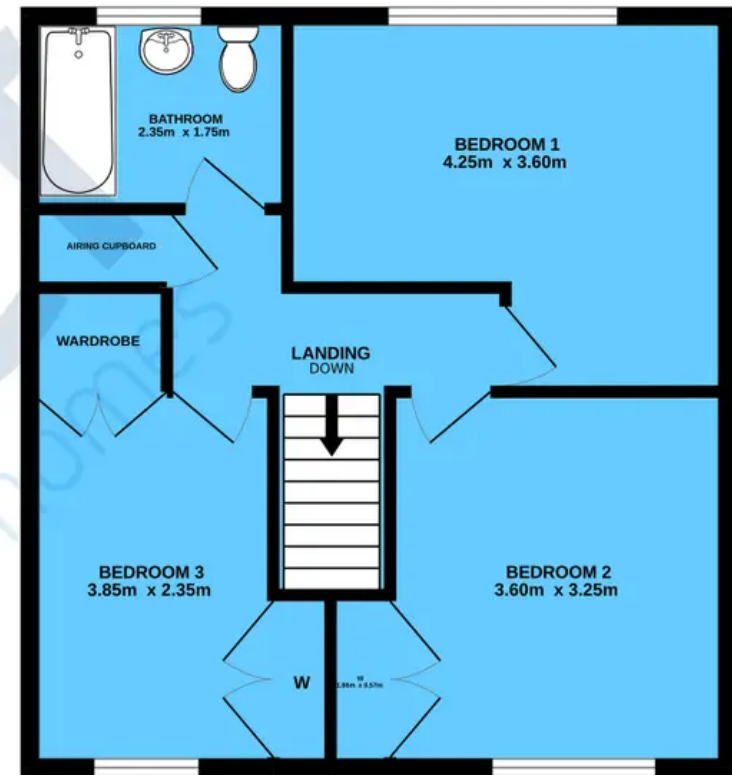
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



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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