



36 Hambro Avenue



36 Hambro Avenue
Rayleigh
Essex
SS6 9NJ

Guide price £340,000



£340,000 - £350,000

This two bedroom semi detached bungalow is perfect for someone looking to put their own personal touch on a property. Perfect for any ages whether it's for downsizing or first time buyer you have all that you could need. First time buyers with maybe a child on the cards? No worries this property is in catchment of Down Hall Primary or Swayne Park Senior. This location is also great because it is only a ten minute walk from Rayleigh High Street and the Hungry Horse pub for a lovely Sunday roast.



Entrance
3'8 15'0 5'7 (1.12m 4.57m 1.70m)
Into porch, double glazed doors, tiled flooring, UPVC roof, double glazed window to side and front, further door into hallway.
Hallway comprises of laminate flooring, coved cornice to ceiling, one radiator.
Utility Room
7'8 7'8 (2.34m 2.34m)
Double glazed obscure window to side, tiled flooring, coved cornice to ceiling, consumer unit and meters wall

mounted, combination boiler wall mounted, plumbing for washing machine and tumble dryer, roll top work surfaces above, space for fridge freezer, door to office,
Office
7'8 7'2 (2.34m 2.195m)
Double glazed windows to front, one radiator, coved cornice to ceiling, laminate flooring.
Bedroom One
10'9 13'2 (3.28m 4.01m)
Double glazed window to front, one radiator, fitted wardrobe, textured ceiling.

Bedroom Two

9'0 10'2 (2.74m 3.10m)

Double glazed window to side, one radiator, coved cornice to ceiling, fitted wardrobes, carpeted.



Bathroom

5'7 7'8 (1.70m 2.34m)

Four piece suite, comprised of pnelled bath, shower cubicle, electric shower, pedestal wash hand basin, low level W.C, double glazed obscure window to side, tiled walls, vinyl flooring, coved cornice to smooth ceiling, fitted spotlights, chrome heated towel rail door to lounge.

Lounge

15'5 13'3 16'2 10'3 (4.70m 4.04m 4.93m 3.12m)

Coved cornice to smooth ceiling, laminate flooring, one radiator, gas feature fireplace, double glazed doors leading to conservatory, door leading to kitchen.

Kitchen

8'8 12'9 (2.64m 3.89m)

Range of eye and base storage units, with roll top surfaces, incorporating one and a half stainless steel sink and drainer unit, integrated double oven, space for fridge, tiled splash back, electric hob with extractor over, double glazed bay window to rear, coved cornice to smooth ceiling, fitted spot lights, one radiator, laminate flooring, double glazed doors leading to conservatory.

Conservatory

9'4 12'1 (2.84m 3.68m)

Double glazed patio doors to rear garden, one radiator, orangery roof, with fan light, tiled flooring, patio doors lead back into kitchen and lounge.

Rear Garden

Blocked paving seating area, step down to remain later lawn, with further paved seating to rear, metal storage container to remain,

Front Garden

Block paved driveway, parking for multiple parking.





Floor Plan

Floor area 92.3 sq. m. (994 sq. ft.) approx

Total floor area 92.3 sq. m. (994 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX