



72 Dewsbury Road

Offers over £300,000

MEACOCK & JONES

106 Hutton Road, Shenfield, Essex, CM15 8NB

Tel: 01277 218485

Email: russell@meacockjones.co.uk

Web: www.meacockandjones.co.uk

MEACOCK & JONES

Initial offers are invited in the region of £300,000 to £325,000

An excellent opportunity to acquire a three bedroom family home that would benefit from modernisation with PRIVATE OFF STREET PARKING and the benefit of a LARGE 48' REAR GARDEN. This property is offered to the market with NO ONWARD CHAIN and is within easy reach of Harold Wood Mainline Railway Station, good local schools and shops.

- Three Bedrooms
- Separate WC
- Excellent Transport Links
- Good Size Lounge
- 48' Rear Garden
- No Onward Chain
- Kitchen/Breakfast Room
- Spacious Off Street Parking
- Family Bathroom
- Close to Amenities & Harold Wood Train Station



A step rises to a solid wooden front door with obscure glazed panels to side. This opens to the:-

Entrance Hall

A staircase rises to the first floor landing. Door to:-

Lounge 13' max x 12' 5 max (3.96m max x 3.66m 1.52m max)

A bright and spacious room. Double glazed window to the front elevation. Coving to ceiling. Radiator.

Kitchen 13' max x 8'4 (3.96m max x 2.54m)

The kitchen has been comprehensively fitted with a range of maple units that comprise base cupboards, drawers and matching wall cabinets. A laminate worktop incorporates a stainless steel single drainer sink unit with mixer tap and tiled splashbacks. Radiator. Double glazed window overlooking the rear garden. Space for cooker, washing machine and tumble dryer. Door to storage cupboard. Door to:-

Inner Hallway

Access to rear garden. A very useful storage cupboard. Additional storage under the stairs that houses the boiler unit.

First Floor Landing

Access to loft storage space. Doors to:

Bedroom One 10'4 x 10'8 max (3.15m x 3.25m max)

A good size bedroom fitted with a double glazed window to the front elevation. Radiator. Laminate wood effect flooring.

Bedroom Two 11'6" max > 8'4 x 9'10 (3.51m max > 2.54m x 3.00m)

Another good size bedroom with double glazed window to the rear elevation. Radiator. Continuation of the laminate wood flooring.

Bedroom Three 10'8 max x 7'10 (3.25m max x 2.39m)

Double glazed window to the front elevation with

radiator below. Laminate wood effect flooring. Useful storage cupboard.

WC 4'10 x 2'5 (1.47m x 0.74m)

Contains a WC. Obscure glazed window to the rear elevation. Laminate wood flooring.

Family Bathroom 5'10 x 5'6 (1.78m x 1.68m)

Fitted with a panel enclosed bath, sink with mixer tap and tiled splashback. WC. Obscure double glazed window to the rear elevation. Continuation of laminate wood effect flooring. Radiator.

Rear Garden

The rear garden has a depth of 48' and a width of 19'. Running across the rear of the house is a paved terrace. The remainder of the garden is laid to lawn. Two garden sheds. The garden can be accessed through the door in the kitchen, inner hall or the side of the property.

Front Garden

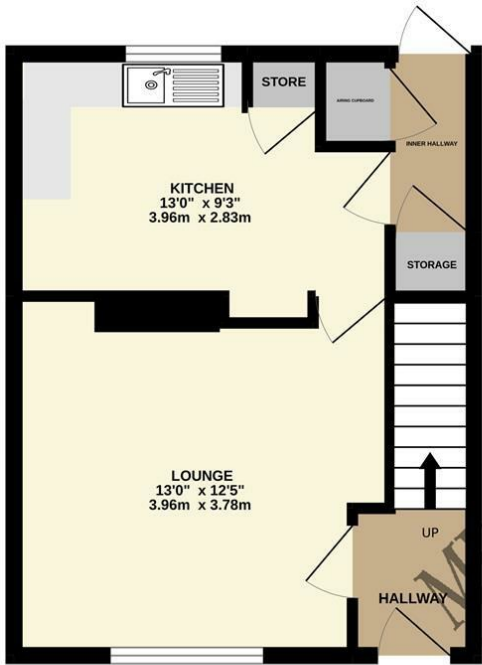
The front garden consists of a driveway that provides off street parking. Hedge border to the front. Low level retaining wall. Steps lead down to the front door of the property.

Agent's Note

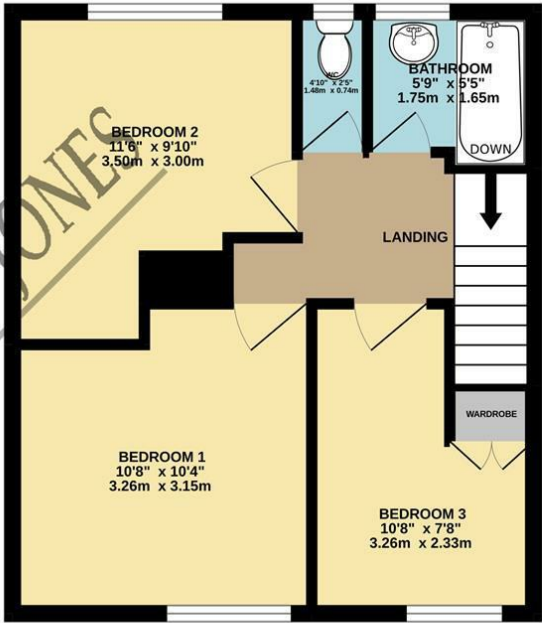
In accordance with Section 21 of the Estate Agents Act of 1979 we are required to disclose to prospective purchasers that a connected person has a personal interest in the sale of this property.



GROUND FLOOR
324 sq.ft. (30.1 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 693 sq.ft. (64.4 sq.m.) approx.

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.
Made with Metropix ©2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		67
(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 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	