



59 Hitchin Close
Harold Hill
Offers over £375,000

MEACOCK & JONES

59 Hitchin Close, Harold Hill, Essex, RM3 7EQ

* INITIAL OFFERS INVITED IN THE REGION OF £375,000 - £400,000*

A very well presented FOUR DOUBLE BEDROOM family home with accommodation across three floors in a central location close to local amenities within Harold Hill and within easy reach of Harold Wood mainline railway station and good local schools. Offered to the market with NO ONWARD CHAIN, the spacious south easterly rear garden and green to the rear of the house are attractive features.

A UPVC obscure double glazed door with feature stained glass effect insert open to the:-

ENTRANCE LOBBY

Coved cornice to ceiling. Door to:-

WC

Containing a close coupled WC and wash hand basin. Tiling to full ceiling height. Coved cornice to ceiling. UPVC obscure double glazed window to front elevation.

LOUNGE/DINER

22' x 13'7 (6.71m x 4.14m)

A bright and spacious room fitted with a UPVC double glazed window that faces the front elevation with radiator below. Coved cornice to ceiling. Attractive wood effect flooring. A painted white spindled balustraded staircase rises to the first floor landing with useful storage cupboard fitted below. Additional radiator with bespoke ornamental cover. Door to:-

KITCHEN/BREAKFAST ROOM

13'7 x 11'6 (4.14m x 3.51m)

A large kitchen/breakfast room drawing maximum light from a UPVC double glazed window overlooking the south easterly garden to the rear and a pair of UPVC double glazed sliding patio doors that lead out to the rear garden sun terrace. The kitchen has been comprehensively fitted

with a range of units that comprise base cupboards, drawers and matching wall cabinets along three walls. A contrasting marble effect roll edge worktop incorporates a single drainer sink unit with mixer tap and coloured tiled splashbacks above. Space for oven cooker, refrigerator, washing machine and free standing fridge/freezer. The kitchen has been fitted with extensive storage and can quite comfortably accommodate a dining table and chairs. Wall mounted Vaillant gas fired boiler. Coved cornice to ceiling.

FIRST FLOOR LANDING

Coved cornice to ceiling. Door to:-

SHOWER ROOM

Containing a tiled shower enclosure with wall mounted controls. Wall mounted wash hand basin. Close coupled WC. Tiling to full ceiling height with feature border and contrasting tiling to floor. Spotlights to ceiling.

BEDROOM ONE

13'8 x 11'6 (4.17m x 3.51m)

A bright and sunny bedroom from which double glazed windows face the rear elevation. Coved cornice to ceiling. Radiator. Wood effect flooring.

BEDROOM TWO

13'10 x 9'5 (4.22m x 2.87m)

A well proportioned bedroom from which two UPVC double glazed windows face the front elevation. Coved cornice to ceiling. Dado rail with bespoke ornamental cover.

SECOND FLOOR LANDING

A door opens to a deep cupboard fitted with slatted shelving and adjacent is another built-in cupboard that provides extensive storage space. Coved cornice to ceiling. Access to loft storage space. Door to:-

BEDROOM THREE

11'10 x 7'5 (3.61m x 2.26m)

A good sized bedroom situated at the rear of the property with a UPVC double glazed window that overlooks the rear garden. Radiator. Coved cornice to ceiling.

BEDROOM FOUR

13'3 x 9'6 (4.04m x 2.90m)

Another very good sized double bedroom from which two UPVC double glazed windows face the rear elevation. Coved cornice to ceiling. Radiator.

FAMILY BATHROOM

A large family bathroom fitted with a panel enclosed bath with mixer tap and wall mounted shower attachment, with bi- folding shower screen. Vanity wash hand basin with mixer tap and cupboards below. Back to wall WC with concealed cistern. Tiling to full ceiling height. Heated towel rail. UPVC obscure double glazed window to the rear elevation.

REAR GARDEN

26' x 14'5 (7.92m x 4.39m)

The rear garden is a particularly attractive feature. It has a south easterly elevation, so is in sunshine throughout virtually the entire day. Across the rear of the property is a sun terrace that could quite comfortably accommodate an outside table and chairs. From here steps descend to an extended terrace area which flanks a low maintenance artificial lawn. To the far corner is a storage container that provides useful storage for garden furniture and equipment. A rear gate provides access to the adjacent playing green, ideal for families and children.

FRONT GARDEN

The front garden comprises a brick paviour driveway providing spacious off street parking.

AGENT'S NOTE

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



