



58 Pemberton Avenue

Offers over £400,000

**MEACOCK & JONES**



## 58 Pemberton Avenue, Essex, CM4 0AQ

\* INITIAL OFFERS INVITED IN THE REGION OF £400,000 - £425,000 \*

A two bedroom semi detached bungalow situated in the most pleasant village of Ingatestone within walking distance of the village and with easy access of the A12 and Ingatestone Railway station with links to London Liverpool Street. The property is offered with no onward chain.

Steps rise up to the porch. A UPVC double glazed front door with glazed panels to either side opens into the:-

### ENTRANCE PORCH

6'8 x 4'7 (2.03m x 1.40m)

Radiator. A UPVC double glazed front door leads into the:-

### ENTRANCE HALL

11;6 x (3.35m;1.83m x)

Access to loft storage. Coved cornice to ceiling. A cupboard with shelving space houses the RCD board.

### BEDROOM ONE

11'1 x 10'5 (3.38m x 3.18m)

Coved cornice to ceiling. Ceiling rose. Radiator. UPVC double glazed door with glazed panel to the side leads out to the rear garden.

### BEDROOM TWO

11'1 x 7' (3.38m x 2.13m)

A good sized room with a UPVC double glazed window to the front of the property. Coved cornice to ceiling. Built-in wardrobe storage units above and to the side of the bed recess.

### WET ROOM

6'4 x 5'10 (1.93m x 1.78m)

Fitted with a white suite comprising low level flushing WC and wall hung wash hand basin. Electric Mira shower. Extractor fan. Obscure UPVC double glazed window

overlooking the rear garden. Radiator. Coved cornice to ceiling.

### LOUNGE

12'11 x 11'6 (3.94m x 3.51m)

Coved cornice to ceiling. UPVC double glazed window to the front elevation. Leading off this room is the:-

### STUDY/DINING AREA

1'5 x 6'6 (0.43m x 1.98m)

UPVC double glazed window to the front elevation with radiator below. Further loft hatch. Coved cornice to ceiling.

### INNER LOBBY/BREAKFAST AREA

6'10 x 5'10 (2.08m x 1.78m)

UPVC double glazed window to the rear elevation. Coved cornice to ceiling. Storage cupboard housing the Vailant combi boiler. Further double storage unit. An archway leads into the kitchen.

### KITCHEN

16'2 x 6'4 reducing to 5'7

A step leads down to the kitchen area. Radiator. Vinyl flooring. A range of base and eye level units. Laminate wood effect worktops. Space for washing machine. Tumble drier. Dishwasher. Freestanding Canon gas cooker. UPVC double glazed door leads out to the rear garden. Sink unit with drainer with UPVC double glazed window enjoying views across the rear garden.

### BREAKFAST AREA

### REAR GARDEN

A generously sized rear garden measuring a depth of 65'. The garden commences with a large paved patio area ideal for outside entertaining and a pathway continues down to the end of the garden. The remainder of the area is mainly laid to lawn. An archway leads to an area with pea shingle that has two sheds. Subject to planning, there is potential to add a double garage/carport at the rear garden.

### FRONT GARDEN

Block paviour driveway with off street parking for numerous vehicles. Bullnose bricks to the edge provide a flowerbed border.





