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COUNTRY  
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FAMILY

22 Heathcote Avenue AL10 0RH  
£400,000



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Guide Price; £400.000-£425.000

Fabulous two double bedroom extended bay fronted character home offering open plan living, garden room/home office, garage and driveway. The property is conveniently located within a short walk of local shops, schools, and business park, and briefly comprises of entrance hall, lounge/dining room with feature fireplace and bay window, a refitted kitchen with built in appliances and doors to garden, ground floor wc. The first floor comprises of a gallery landing, two double bedrooms and a fully tiled refitted shower room. Outside there is a low maintenance garden with patio area and artificial lawn, a garden room/home office leads through to a larger than average garage to the rear. There is a private driveway to the front. Early viewing advised to avoid disappointment!







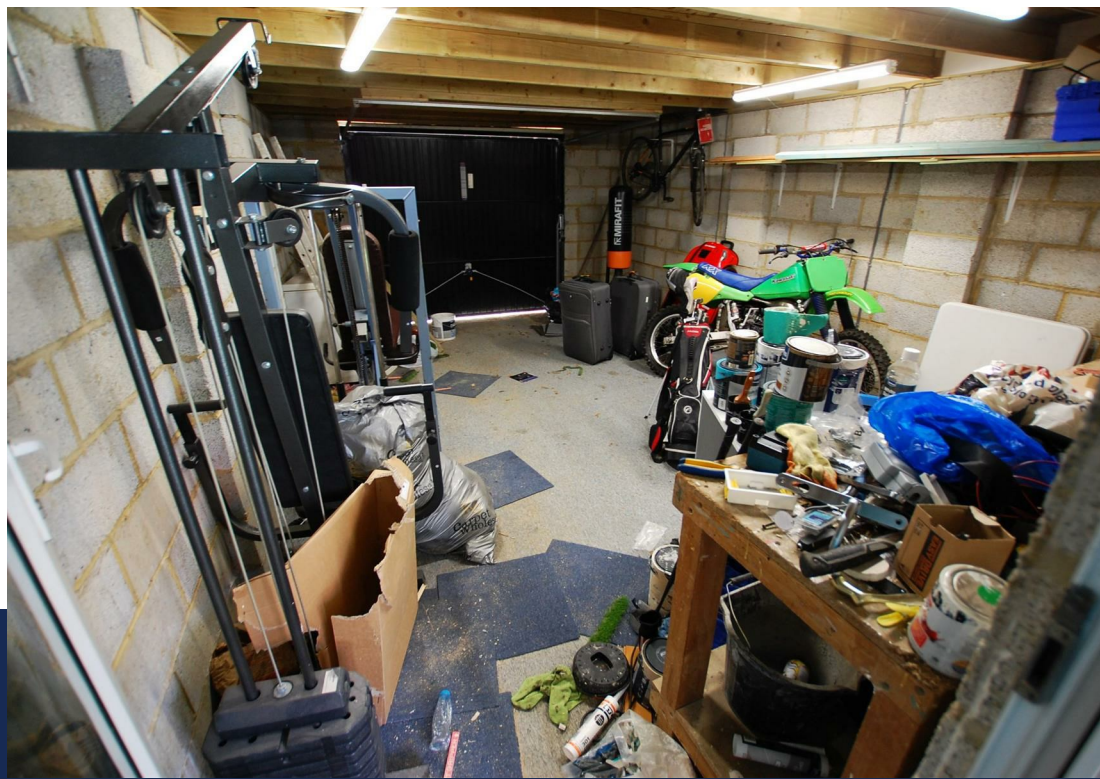














Entrance Hall  
Entrance door to front, stairs to first floor, door to:

Openplan Lounge/dining Room  
21'10" x 11'3"  
Double glazed bay window to front, feature fireplace, under stairs storage cupboard, recessed spotlights, door to ground floor wc and opening to kitchen.

Ground Floor wc  
dual flush wc, vanity unit with mixer tap and cupboard under and tiled splashback, wood effect flooring.

Refitted Kitchen  
13'8 x 14'4  
Extensive range of refitted base and wall units with complimentary worktops and tiled splash back, inset stainless steel sink/drainage with mixer tap, breakfast bar, "Bosch appliances comprising of five ring stainless steel hob, chimney style extractor hood over, two built in space ovens, space for American style fridge/freezer with water supply, further space for washing machine, wood effect flooring, recessed spotlights, double glazed window and french doors leading to the rear garden.

Gallery Landing  
Access to loft, doors to:

Bedroom One  
9'8" x 14'5"  
Double glazed window to front, bulkhead storage cupboard, radiator.

Bedroom Two  
12'2" x 8'6"  
Double glazed window to rear, radiator.

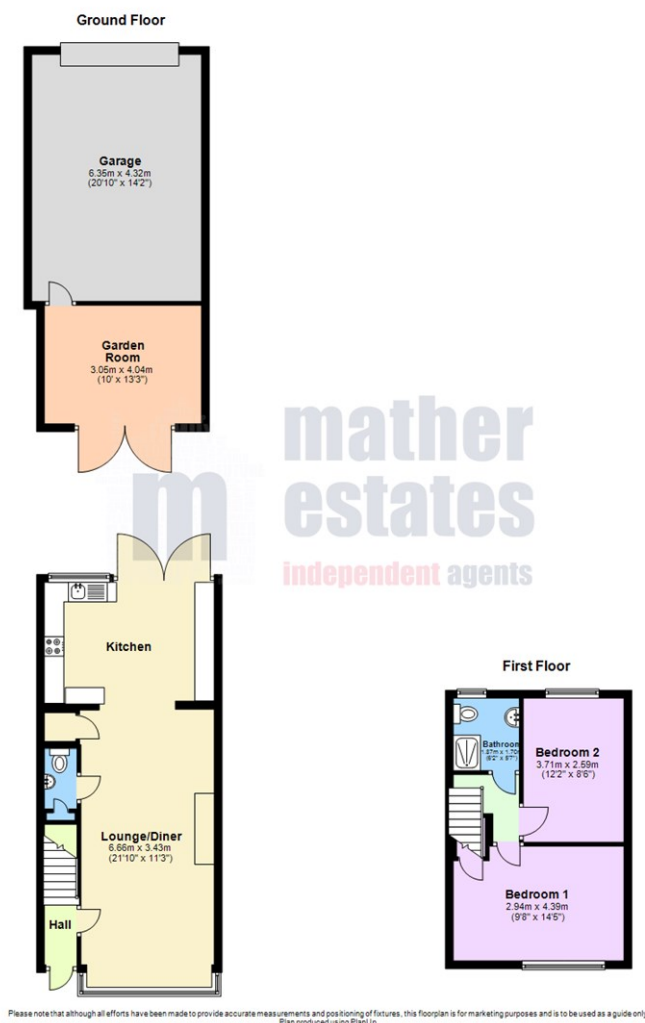
Refitted Shower Room  
Refitted suite comprising of double shower with rainfall and handheld attachments, glazed sliding doors, dual flush wc, vanity unit with mixer tap and cupboard under, complementary wall tiling, heated towel rail, wood effect flooring, double glazed window to rear:

Low Maintenance Rear Garden  
Designed with entertaining and low maintenance in mind with a patio to the immediate rear extending to an artificial lawn, path to rear, stone covered flower beds, water tap, lighting:

Garden Room/Home Office  
10'0" x 13'3"  
Double glazed french doors, power points, recessed spotlights door to:

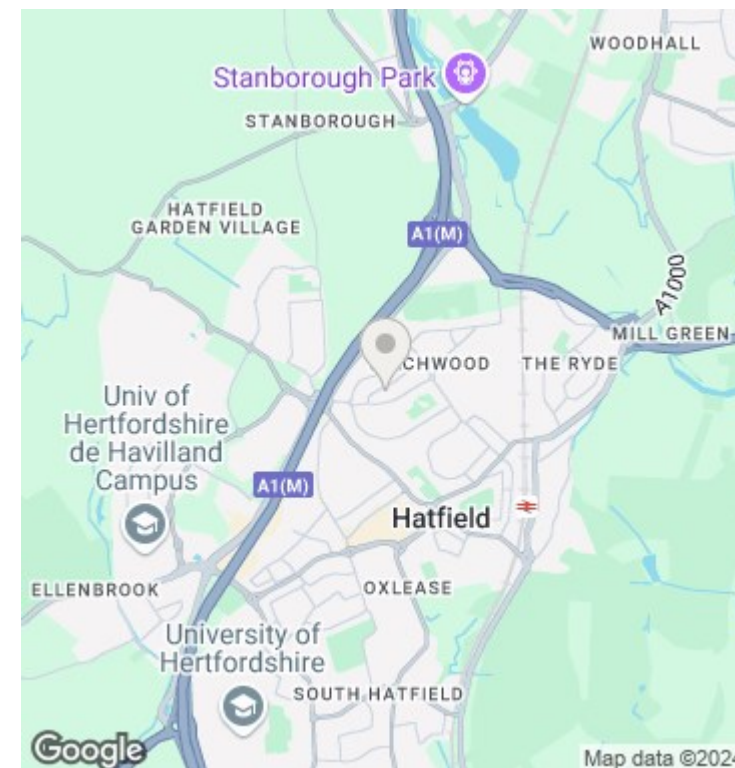
Larger Than Average Garage  
20'10" x 14'2"  
Larger than average with single up and over door, power and light, door to garden room/home office..

Private Driveway  
Bloc paved and providing private off street parking for approximately two cars:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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