

# BARRETT ESTATES



109 Hill Avenue, SS11 8LP

£345000.00 – Freehold

A photograph of a garden with a paved patio, a wooden fence, and various plants under a clear blue sky. The patio is made of large, light-colored stone tiles. To the left, there is a wooden fence and several potted plants, including a large fern. In the background, there are more trees and a house. A red rectangular box is overlaid on the center of the image, containing the text "An Introduction".

# An Introduction

Hill Avenue  
£345,000.00

# Make Yourself At Home

Take a look at this incredible opportunity to purchase this spacious 4 bedroom end terraced house with the potential to make your own. Located in this sought after location, this property is just a stone's throw from Hilltop junior and primary school and only a short walk from other local amenities, including shops, restaurants, and Beauchamps High School. With excellent transport links to nearby towns and cities, this property is the perfect choice for those looking for a blank canvas to create their dream home in a desirable location. Available Now with No Onward Chain.

Council Tax Band – D

Floor Area - 925 ft<sup>2</sup> / 86 m<sup>2</sup>

Electricity Supply – Mains standard

Gas Supply – Mains standard

Water Supply – Mains standard

Sewerage – Mains standard

Heating – Gas central heating

Broadband

- Basic 11 Mbps
- Superfast 80 Mbps
- Ultrafast 1000 Mbps

Mobile Signal Coverage

- EE Average
- Vodafone Average
- Three Average
- O2 Good

Satellite / Fibre Availability



## The Hallway

The spacious entrance hallway provides plenty of space when you first walk into the property. There is a large empty cupboard where the warm air heating boiler used to be, this could be an ideal spot for a ground floor wc conversion without compromising on space.

## The Lounge Diner

The large lounge diner has ample space for all the living and dining room furniture and then some. Large under stairs storage cupboard. Windows to the garden and side of the home.

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## The Kitchen

The fitted kitchen offers plenty of worktop and cupboard space and would be an ideal refurbishment project. Door leading to the garden.

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## The Stairs & Landing

The landing leads to all rooms upstairs. Storage cupboard with hot water cylinder and loft hatch.

## The Bedroom One

The double sized main bedroom has ample space for all the bedroom furniture. Currently with built in wardrobes. Window to the garden

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## The Bedroom Two

The double sized bedroom two offers space for all the bedroom furniture. Currently with build in corner wardrobes. Window to garden.

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## The Bedroom Three

The double size bedroom three has space for all the bedroom furniture, currently with built in wardrobe. Window to the front.

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## The Bedroom Four

The 'bigger than most' 4th bedroom offers space for the bedroom furniture and benefits greatly from a large over the stairs storage cupboard. Currently with built in wardrobe. Window to front.

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## The Bathroom

The white suite bathroom comprises of wooden panelled bath with power shower unit above and pedestal wash hand basin. Window to the side.

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## The Separate wc

Comprising of low flush wc. Window to the side.

## The Garden

The lovely sized, un-overlooked rear garden has a large patio area immediately from the house. The remainder is laid to lawn

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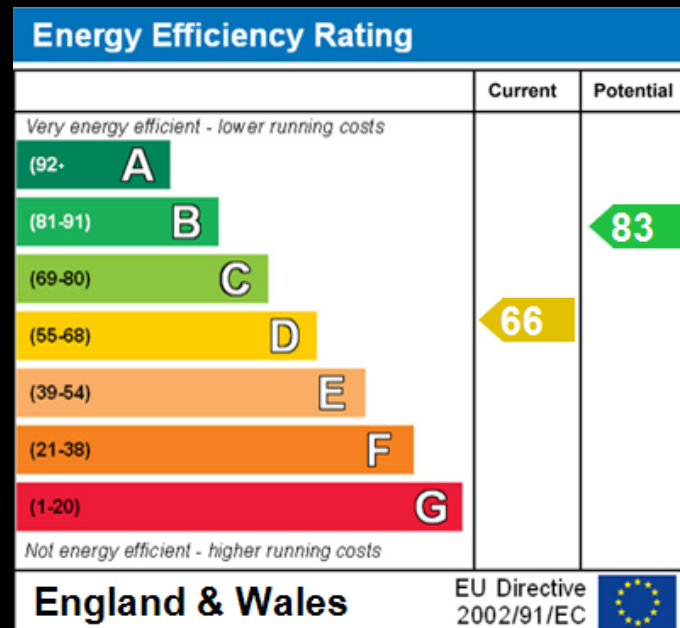
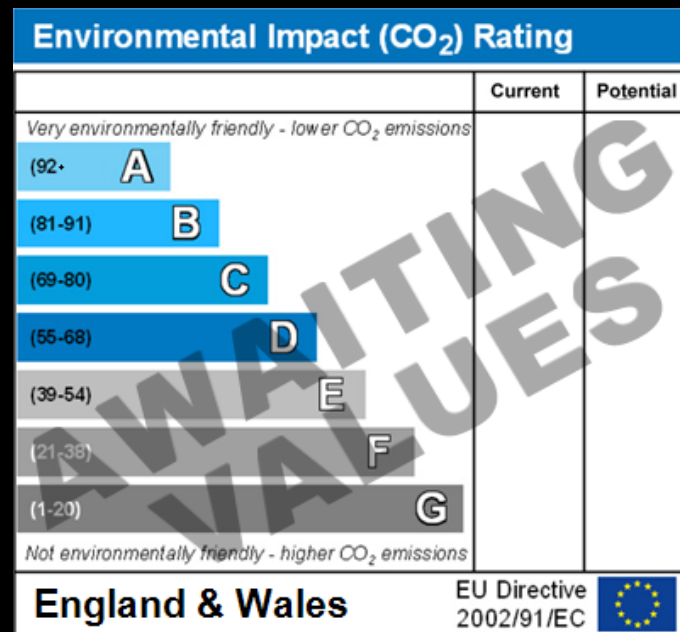
## The Garage & Driveway

The home benefits from its own garage and driveway, there is potential to convert the front lawn for a larger driveway if desired. The garage offers that much needed extra storage space or also has the potential to be converted into another room for the home.

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## Key Features

- Own Garage and Driveway
- Gas Central Heating
- Four Bedrooms (3 Doubles)
- Fitted Kitchen
- Available Now
- Bathroom with Shower
- Large Lounge / Diner
- Separate w.c
- Large Rear Garden
- No Onward Chain



MISREPRESENTATION ACT: Whilst every care is taken with all the details they are in no way guaranteed. Applicants should therefore satisfy themselves as to their accuracy. In the event of an applicant requiring to travel any distance please contact Barrett Estates with any queries you may have prior to your departure to avoid a wasted journey. All negotiations to be conducted through Barrett Estates. All properties offered subject to their remaining unsold and available. These details form no part of any contract



# Ground Floor

