

7 Ash Green, Canewdon, SS4 3QN



Guide Price:
£315,000 - £325,000

Situated in this quiet side road is this deceptively spacious three bedroom semi detached house with lounge/diner, large kitchen/breakfast room and an impressive driveway with off street parking for two/three vehicles. Within walking distance of local schools and shops.

Viewing advised. EPC Rating: D. Our Ref: 17480.



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Entrance door to entrance porch.

ENTRANCE PORCH

Double glazed windows to side and front aspects. Door to entrance hall.

ENTRANCE HALL

Under stairs storage cupboard.

LOUNGE/DINER 28' x 11' 11" (8.53m x 3.63m)

Double glazed windows to side and front aspect. Double glazed patio doors providing access to rear garden. Stairs to first floor accommodation. Two radiators. Serving hatch through to kitchen.



KITCHEN/BREAKFAST ROOM 19' 10" x 8' 9" (6.05m x 2.67m)

Two double glazed windows to rear aspect. Door providing access to rear garden. A range of base and eye level units incorporating roll edge work surface with an inset circular double stainless steel sink drainer unit. Built in oven with hob and extractor hood above. Space and plumbing for washing machine, tumble dryer and dishwasher. Space for fridge freezer. Tiled splash back. Wood effect flooring.



FIRST FLOOR LANDING

Double glazed window to front aspect. Storage cupboard.

BEDROOM ONE 16' 10" x 10' 2" (5.13m x 3.1m)

Double glazed windows to dual aspects. Radiator.



BEDROOM TWO 11' 10" x 11' 9" (3.61m x 3.58m)

Double glazed window to front aspect. Radiator.



BEDROOM THREE 10' 10" x 10' 7" max (3.3m x 3.23m)

Double glazed window to rear aspect. Radiator.



BATHROOM

Obscure double glazed window to rear aspect. A modern three piece suite comprising Jacuzzi bath with chrome taps and shower above with folding glass shower screen, wash hand basin inset to vanity unit with storage below and low level wc. Tiled walls. Tiled flooring.

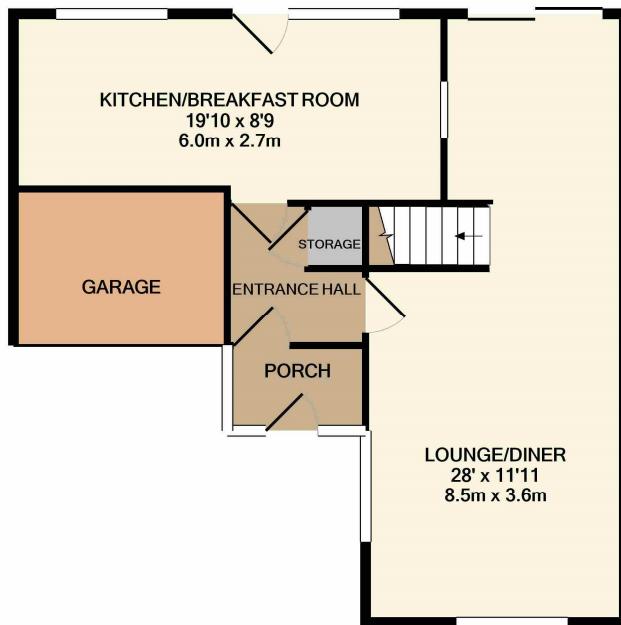


EXTERIOR.

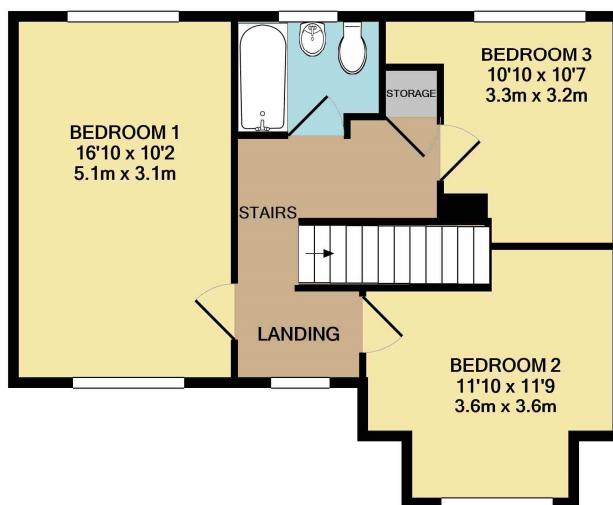
The **REAR GARDEN** measures approximately 40ft (12.19m) commencing onto patio with space for table and chairs. Laid to lawn centre. Slate area to rear. Shed to remain.



The **FRONT** has tarmac driveway providing off street parking for two/three vehicles leading to partially converted garage with up and over door. Power and lighting. Used for storage. Laid to lawn garden, which could be converted to provide additional parking, if required.



GROUND FLOOR
APPROX. FLOOR
AREA 607 SQ.FT.
(56.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 519 SQ.FT.
(48.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1125 SQ.FT. (104.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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