

Ashingdon Road, Ashingdon, SS4 1NH



£425,000

An immaculate three storey David Wilson town house, with private secluded access off Ashingdon Road, with modern living accommodation throughout with master bedroom suite with dressing room and en suite, rear garden measuring approximately 50ft, own driveway and garage. Walking distance to all local amenities.

Offered with no onward chain.

Viewing advised. EPC Rating: C. Our Ref: 17743.



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Company No. 4510230 VAT Registration No. 725 9879 75

Entrance via uPVC glazed entrance door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation.



GROUND FLOOR CLOAKROOM

A two piece suite comprising wash hand basin and low level wc. Extractor fan. Part tiled walls. Amtico flooring. Plastered ceiling.



KITCHEN 12' 7" x 8' 1" (3.84m x 2.46m)

Double glazed window to front aspect. A comprehensive range of modern base and eye level units incorporating roll top work surface with an inset stainless steel sink drainer unit. Integrated electric oven. Separate five ring gas hob with extractor hood above. Integrated fridge freezer. Amtico wood flooring. Plastered ceiling.



LOUNGE 16' 6" x 14' 10" (5.03m x 4.52m)

Double glazed French doors providing access to rear garden. Under stairs walk in storage cupboard. Amtico wood flooring. Radiators.



FIRST FLOOR LANDING

Stairs to second floor accommodation. Storage cupboard.

BATHROOM

Obscure double glazed window to rear aspect. A three piece white suite comprising panelled bath, pedestal wash hand basin and low level wc. Part tiled walls. Tiled flooring. Plastered ceiling.



BEDROOM TWO 14' 7" x 8' 5" (4.44m x 2.57m)

Double glazed window to front aspect. Plastered ceiling. Radiator.



BEDROOM THREE 12' 1" x 8' 5" (3.68m x 2.57m)

Double glazed window to rear aspect. Plastered ceiling. Radiator.



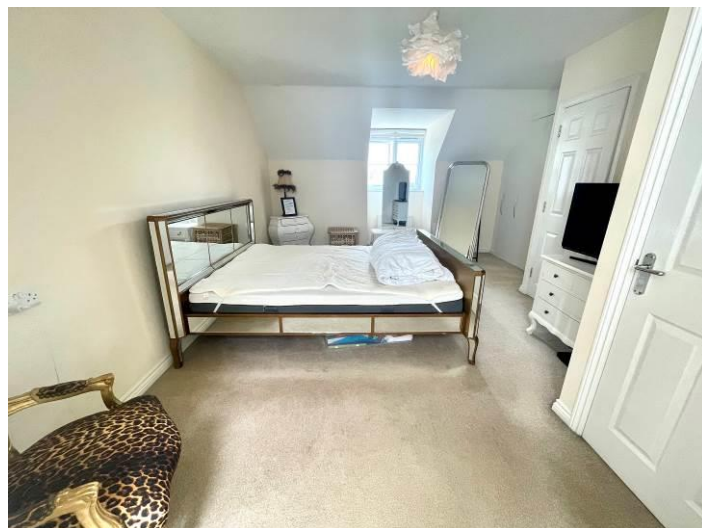
BEDROOM FOUR 8' 8" x 6' 3" (2.64m x 1.91m)

Double glazed window to front aspect. Plastered ceiling. Radiator.

SECOND FLOOR LANDING

BEDROOM ONE 18' 10" x 14' 10" (5.74m x 4.52m)

Double glazed window to front aspect. Built in wardrobes. Plastered ceiling. Radiator. Open plan to dressing area.



DRESSING AREA 8' x 7' 10" (2.44m x 2.39m)

Double glazed Velux window to rear aspect. Fitted wardrobes and shelving to one wall. Radiator. Door to en suite.



EN SUITE SHOWER ROOM

A modern three piece suite comprising enclosed shower cubicle, pedestal wash hand basin and low level wc. Part tiled walls. Plastered ceiling. Radiator.

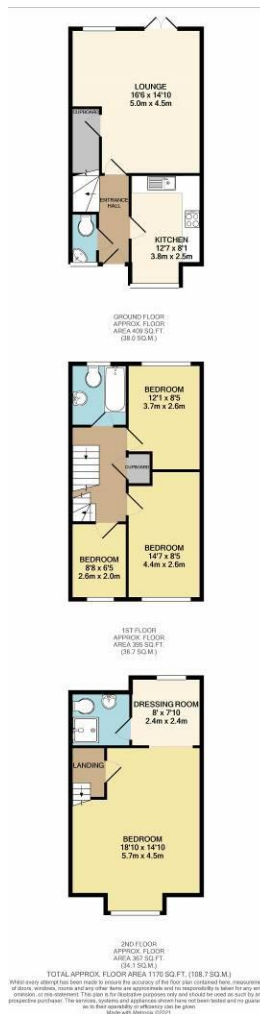


EXTERIOR.

The **REAR GARDEN** measures approximately 50ft (15.24m) commences with paved patio leading to garden. Mainly laid to lawn. Door to garage. Side gate providing access to front.



The **FRONT** has own block paved driveway providing off street parking leading to **ATTACHED GARAGE** with up and over door. Power and lighting.



Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.