

# Williams & Donovan

Sales · Lettings · New Homes

## Ashingdon Heights, Ashingdon, SS4 3TH



£600,000

Situated on the sought after Ashingdon Heights Development and occupying a corner position is this recently refurbished stunning four bedroom detached family home boasting stunning kitchen/breakfast room, en suite to bedroom one, landscaped rear garden, double garage and own driveway providing off street parking.

Viewing highly recommended. Our Ref: 17784.



Tel: 01702 200666 [www.williamsanddonovan.com](http://www.williamsanddonovan.com)

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU email: [hockleysales@williamsanddonovan.com](mailto:hockleysales@williamsanddonovan.com)

Company No. 4510230 VAT Registration No. 725 9879 75



Entrance via hardwood entrance door to entrance hall.

### ENTRANCE HALL

Stairs to first floor accommodation. Radiator. Wood flooring. Coving to plastered ceiling.



### GROUND FLOOR CLOAKROOM

Obscure double glazed window to side aspect. A two piece suite comprising inset wash hand basin with vanity storage below and low level wc with concealed cistern. Contemporary school radiator. Porcelain tiled wood effect flooring. Plastered ceiling with inset spotlighting.



### KITCHEN/BREAKFAST ROOM (RECENTLY FITTED) 13' 9" x 12' 8" (4.19m x 3.86m)

Double glazed bay window to front aspect. Double glazed window to side aspect. Door providing access to conservatory. A luxury kitchen comprising comprehensive range of modern base and eye level units incorporating wood work surface with an inset butler sink. Integrated twin electric oven. Separate gas hob with extractor chimney above. Feature brick tiled wall. Casing and surround for American style fridge freezer. Integrated appliances.



### CONSERVATORY 14' 9" x 13' 7" (4.5m x 4.14m)

Double glazed windows to rear aspect. Double glazed French doors providing access to rear garden. Double glazed door providing access to rear garden. Radiator. Porcelain tiled wood effect flooring.

### LOUNGE 18' 2" x 12' 7" (5.54m x 3.84m)

Double glazed French doors providing access to rear garden. Feature brick built fireplace with inset log burner. Radiator. Coving to plastered ceiling. Wood flooring.



**DINING ROOM 11' 9" x 9' 4" (3.58m x 2.84m)**

Double glazed window to side aspect. Oak flooring. Radiator. Coving to plastered ceiling.



**EN SUITE SHOWER ROOM (RECENTLY FITTED)**

Obscure double glazed window to side aspect. A three piece suite comprising fully tiled shower cubicle with thermostatic shower, inset wash hand basin with vanity storage below and low level wc with concealed cistern. Brick tiled splash back. Contemporary school radiator. Part wood panelled walls. Plastered ceiling with inset spot lighting.



**FIRST FLOOR LANDING**

Double glazed window to side aspect. Airing cupboard.



**BEDROOM TWO 12' 6" x 9' 4" (3.81m x 2.84m)**

Double glazed windows to front and side aspects. Built in wardrobes. Radiator. Coving to plastered ceiling.



**BEDROOM ONE 13' x 12' 3" (3.96m x 3.73m)**

Double glazed window to side aspect. Radiator. Coving to plastered ceiling. Door to en suite.



### BEDROOM THREE 11' 9" x 9' 5" (3.58m x 2.87m)

Double glazed window to side aspect. Built in wardrobes. Radiator. Coving to plastered ceiling.



### BEDROOM FOUR 12' 4" x 8' 5" (3.76m x 2.57m)

Double glazed window to front aspect. Built in wardrobes. Radiator. Coving to plastered ceiling.

### EXTERIOR.

**A STUNNING RECENTLY LANDSCAPED REAR GARDEN** commencing with patio plus exposed brickwork wall leading to garden. Laid to lawn. Sleeper borders. Mature flower and shrub borders. Mature trees. Steps down to secondary patio area. Additional mature flower, shrub and tree borders providing seclusion. Further seating areas. **DOUBLE GARAGE** with twin electric roller doors. Door to storage area. Gate providing access to front.



As previously mentioned, the property occupies a corner position with own driveway providing off street parking.



GROUND FLOOR  
APPROX. FLOOR  
AREA 734 SQ.FT.  
(68.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 612 SQ.FT.  
(56.8 SQ.M.)  
TOTAL APPROX. FLOOR AREA 1345 SQ.FT. (125.0 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.  
Made with Metropix ©2016

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.