

Arnolds Way, Ashingdon, SS4 3HW



£525,000

Situated in a quiet cul de sac is this spacious four double bedroom detached house, situated on a larger than average plot, with spacious lounge, high specification kitchen with separate utility room, ground floor sound proofed music room/playroom, en suite to master bedroom, luxury family bathroom and stunning rear garden.

Potential for extension to side and rear, subject to the usual planning consents.

Viewing highly advised. Our Ref: 14397.



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Entrance via entrance door to entrance hall.

ENTRANCE HALL

Double glazed window to side aspect over stairs. Stairs to first floor accommodation with large under stairs storage cupboard. Radiator with decorative cover. Amtico flooring. Covings to plastered ceiling with inset spotlighting.



GROUND FLOOR CLOAKROOM

Obscure double glazed window to side aspect. A two piece suite comprising wall mounted wash hand basin and low level wc. Part tiled walls. Amtico flooring.



LOUNGE 16' 10" x 11' 11" (5.13m x 3.63m)

Double glazed bay window to front aspect. Double glazed patio doors to side aspect leading to rear garden. Fireplace. Built in display units to alcoves. Covings to plastered ceiling with inset LED spotlighting. Radiator. Door to kitchen.



KITCHEN 20' 2" x 9' 11" (6.15m x 3.02m)

Double glazed window to rear aspect. Double glazed French doors to side aspect leading to rear garden. A luxury fitted kitchen comprising base and eye level units incorporating granite work surface and matching up stand. Inset stainless steel sink with granite drainer. Space for Range cooker with splash back and extractor hood above. Eye level integrated microwave. Integrated dishwasher. Island unit with space for two stools. Amtico flooring. Covings to plastered ceiling with inset spotlighting. Door to utility room.



UTILITY ROOM 9' 11" x 5' 8" (3.02m x 1.73m)

Double glazed window to rear aspect. Double glazed door providing access to rear garden. Base and eye level units incorporating roll edge work surface. Inset circular stainless steel sink unit. Space and plumbing for washing machine and tumble dryer. Space for American style fridge freezer. Amtico flooring.



SOUND PROOFED MUSIC ROOM/PLAYROOM 12' 4" x 8' 2" (3.76m x 2.49m)

Double glazed window to rear aspect. Double glazed door providing access to rear garden. Coving to plastered ceiling. Radiator with decorative cover.



FIRST FLOOR LANDING

Two storage cupboards.

BEDROOM ONE 14' 4" x 9' 11" (4.37m x 3.02m)

Double glazed window to side aspect. Radiator. Door to en suite.



EN SUITE SHOWER ROOM

Obscure double glazed window to side aspect. A three piece suite comprising shower with folding glass door, wash hand basin inset to vanity unit with storage below and low level wc. Part tiled walls. Tiled flooring.



BEDROOM TWO 16' 9" x 8' 2" (5.11m x 2.49m)

Double glazed windows to dual aspects. Radiator.



BEDROOM THREE 9' 11" x 8' 6" (3.02m x 2.59m) plus wardrobes

Double glazed window to front aspect. Radiator. Fitted wardrobes to one wall.



BEDROOM FOUR 11' 11" x 9' 1" (3.63m x 2.77m)

Double glazed windows to front and side aspects. Radiator. Two fitted wardrobes.



BATHROOM

Obscure double glazed window to rear aspect. A modern three piece suite comprising bath with glass shower screen and shower over, wash hand basin and low level wc.



EXTERIOR.

The **REAR GARDEN** commences onto large patio with space for table and chairs. Laid to lawn with established flower beds, shrubs and trees. Shed to remain. Gate providing access to front.



The **FRONT** has block paved driveway providing off street parking for two/three vehicles leading to **INTEGRAL GARAGE** with electric up and over door. Agents Note: The garage has been partially converted to provide the music room/playroom.



GROUND FLOOR
APPROX. FLOOR
AREA 742 SQ.FT.
(68.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 688 SQ.FT.
(64.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1440 SQ.FT. (133.8 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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