

Williams & Donovan

Sales · Lettings · New Homes

Hylands Grove, Leigh-on-Sea, SS9 5FN



£475,000

Built in 2012 by Marden Homes is this immaculate stunning three bedroom detached bungalow which is located in an exclusive and quiet cul de sac location with spacious living accommodation, a 45ft width rear garden, block paved driveway and attached double length garage.

Viewing advised. Our Ref: 18002.



Tel: 01702 200666 www.williamsanddonovan.com

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU email: hockleysales@williamsanddonovan.com

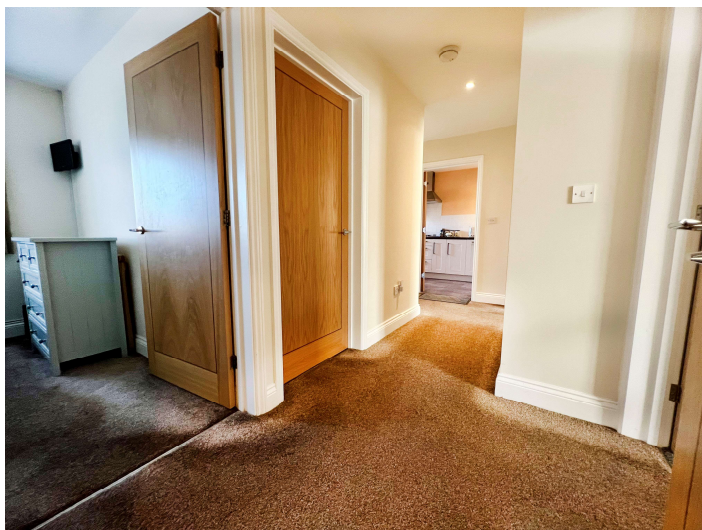
Company No. 4510230 VAT Registration No. 725 9879 75



Entrance via uPVC glazed entrance door to entrance hall.

SPACIOUS ENTRANCE HALL

Radiator. Airing cupboard housing pressurised hot water tank. Plastered ceiling. Access to loft.



LOUNGE 18' 6" x 15' 5" (5.64m x 4.7m)

Double glazed patio doors providing access to rear garden. Radiators. Plastered ceiling.



KITCHEN 13' 10" x 6' 8" (4.22m x 2.03m)

Double glazed windows to front aspect. A comprehensive range of modern Shaker style base and eye level units incorporating work surface with inset sink unit. Tiled splash backs. Integrated washing machine and dishwasher. Integrated electric oven with microwave above. Base hob with extractor hood above. Integrated fridge and freezer. Integrated wine cooler. Cupboard housing wall mounted Vaillant boiler. Radiator. Plastered ceiling.



BEDROOM THREE 10' 1" x 6' 8" (3.07m x 2.03m)

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

BEDROOM TWO 12' 8" max x 12' 2" max (3.86m x 3.71m)

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



BEDROOM ONE 17' max x 11' 8" max (5.18m x 3.56m)

Double glazed window to rear aspect. Radiator. Plastered ceiling. Fitted wardrobes to one wall. Door to en suite.



EN SUITE SHOWER ROOM

A modern three piece suite comprising tiled corner shower cubicle with thermostatic shower, pedestal wash hand basin with vanity storage unit below and low level wc. Plastered ceiling with inset spotlighting.



SHOWER ROOM

Obscure double glazed window to side aspect. A three piece suite comprising enclosed wet area with shower over and tiled flooring, wash hand basin and low level wc. Chrome heated towel radiator. Part tiled walls. Extractor fan. Plastered ceiling with inset spotlighting.

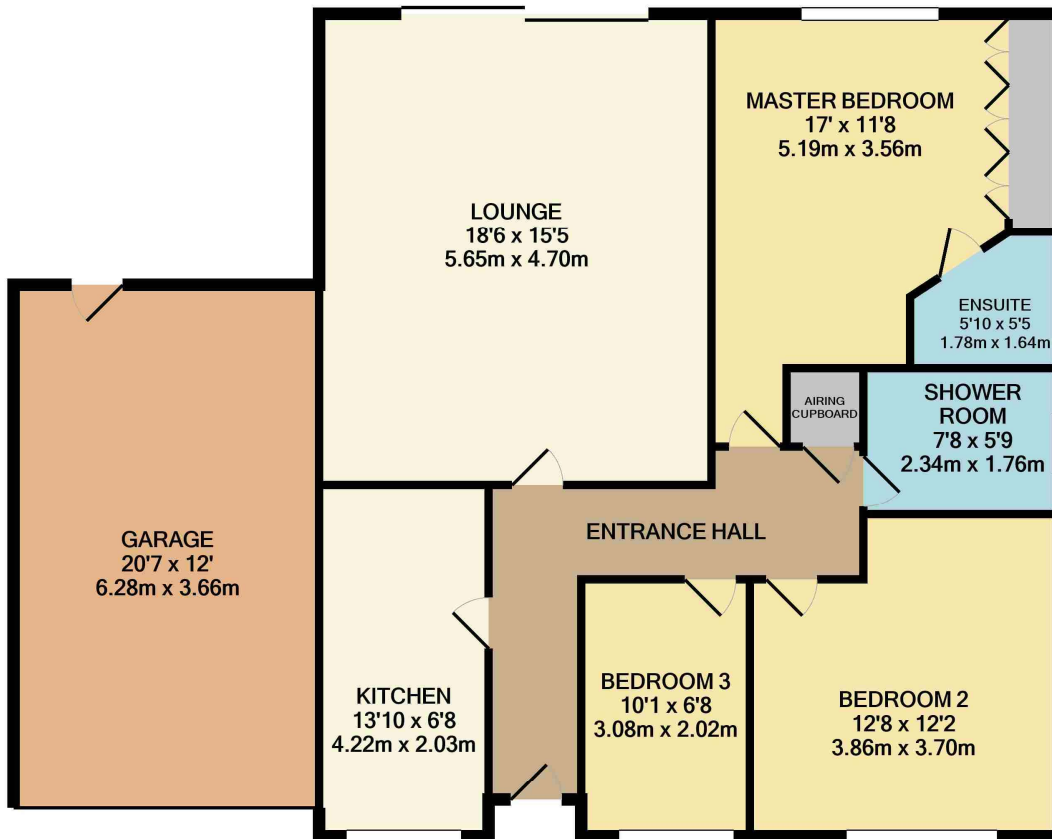


EXTERIOR.

A SECLUDED REAR GARDEN measuring approximately 45ft (13.72m) commencing with full width patio area. Laid to lawn. Side pathway. Door to garage. Gate providing access to front.



A LANDSCAPED FRONT GARDEN with slate chippings. Plants and shrubs to borders. Access to **DOUBLE LENGTH ATTACHED GARAGE 20' 7" x 12' (6.27m x 3.66m)** with electric roller door. Power and lighting.



TOTAL APPROX. FLOOR AREA 1183 SQ.FT. (109.9 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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