WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Regatta Road, Burnham-on-Crouch, CM0 8FZ



Guide Price £500,000 - £525,000

Built in 2019, occupying one of the larger plots on the development, is this Buckfastleigh two/three bedroom detached bungalow. The property has been enhanced by the current owners with many upgrades including Amtico flooring, custom fitted window shutters, premium packs for bathroom and en suite and landscaped rear garden. Viewing highly recommended. Our Ref: 18196.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com 01702 200666 | www.williamsanddonovan.com



Entrance via uPVC glazed entrance door to entrance hall.

ENTRANCE HALL

Double opening storage cupboard. Radiator. Plastered ceiling.



LOUNGE 17' 2" x 11' 5" (5.23m x 3.48m)

Double glazed bay window with custom fitted shutters to front aspect. Double glazed window with custom fitted shutters to side aspect. Two radiators. Plastered ceiling.



STUDY/BEDROOM THREE 7' 10" x 7' 7" (2.39m x

2.31m)

Double glazed bay window with custom fitted shutters to front aspect. Radiator. Plastered ceiling.



KITCHEN/BREAKFAST ROOM (L-SHAPED) 18' 8" x 16' 3" (5.69m x 4.95m)

Double glazed window full height windows to side and rear aspects. Double glazed French doors providing access to rear garden.





KITCHEN AREA

A comprehensive range of modern high gloss base and eye level units incorporating work surface with integrated sink drainer unit. Eye level double electric oven with separate gas hob and stainless steel extractor chimney above. Integrated fridge freezer. Integrated dishwasher. Tiled Amtico flooring. Radiator. Plastered ceiling. WALK IN UTILITY CUBPOARD with space and plumbing for appliances. Further storage areas.

BEDROOM ONE 12' 3" x 12' (3.73m x 3.66m)

Double glazed French doors providing access to rear garden. Fitted mirror fronted wardrobes (an extra paid for by vendors). Plastered ceiling. Radiator. Door to en suite.



EN SUITE SHOWER ROOM

Obscure double glazed window to rear aspect. A three piece suite comprising tiled shower cubicle with thermostatic shower, pedestal wash hand basin with tiled splash back and low level wc. Radiator. Tiled flooring.



BEDROOM TWO 12' 2" x 11' 3" (3.71m x 3.43m)

Double glazed bay window with custom fitted shutters to front aspect. Fitted mirror fronted wardrobes (an extra paid for by vendors). Door to Jack and Jill bathroom.



JACK AND JILL BATHROOM

Obscure double glazed window to side aspect. A three piece suite comprising panelled bath with shower screen and thermostatic shower over, pedestal wash hand basin and low level wc. Plastered ceiling. Radiator. Tiled flooring. Door to entrance hall.



EXTERIOR.

A BEAUTIFULLY LANDSCAPED REAR GARDEN, which the vendors have thoughtfully designed, commencing with paved patio area. Laid to lawn. Mature flower and shrub borders. Sleeper edging. Raised ornamental pond. Further SECLUDED SIDE GARDEN, which could be used for further storage/allotment. Door to garage. DETACHED GARAGE with power and lighting. DRIVEWAY providing off street parking for two vehicles.





The property is set back with large communal lawn area to the front of the property with privacy hedging. Pathway to front and garage.



TOTAL APPROX_FLOOR AREA 991 SO FT (92.1 SO M.) AL APPROX.FLOOR ARCH 991 SQLF1 (32.150,M). as been made to ensure the accuracy of the floor pink contained here, measurement ensurements and the second of the second second second second second second ensert. This plan is for illustrative purposes only and should be used as such by any the services, systems and applicates shown have not been tested and no guarante as to their operability or efficiency can be given Made with Metoproc 82022

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 show 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.