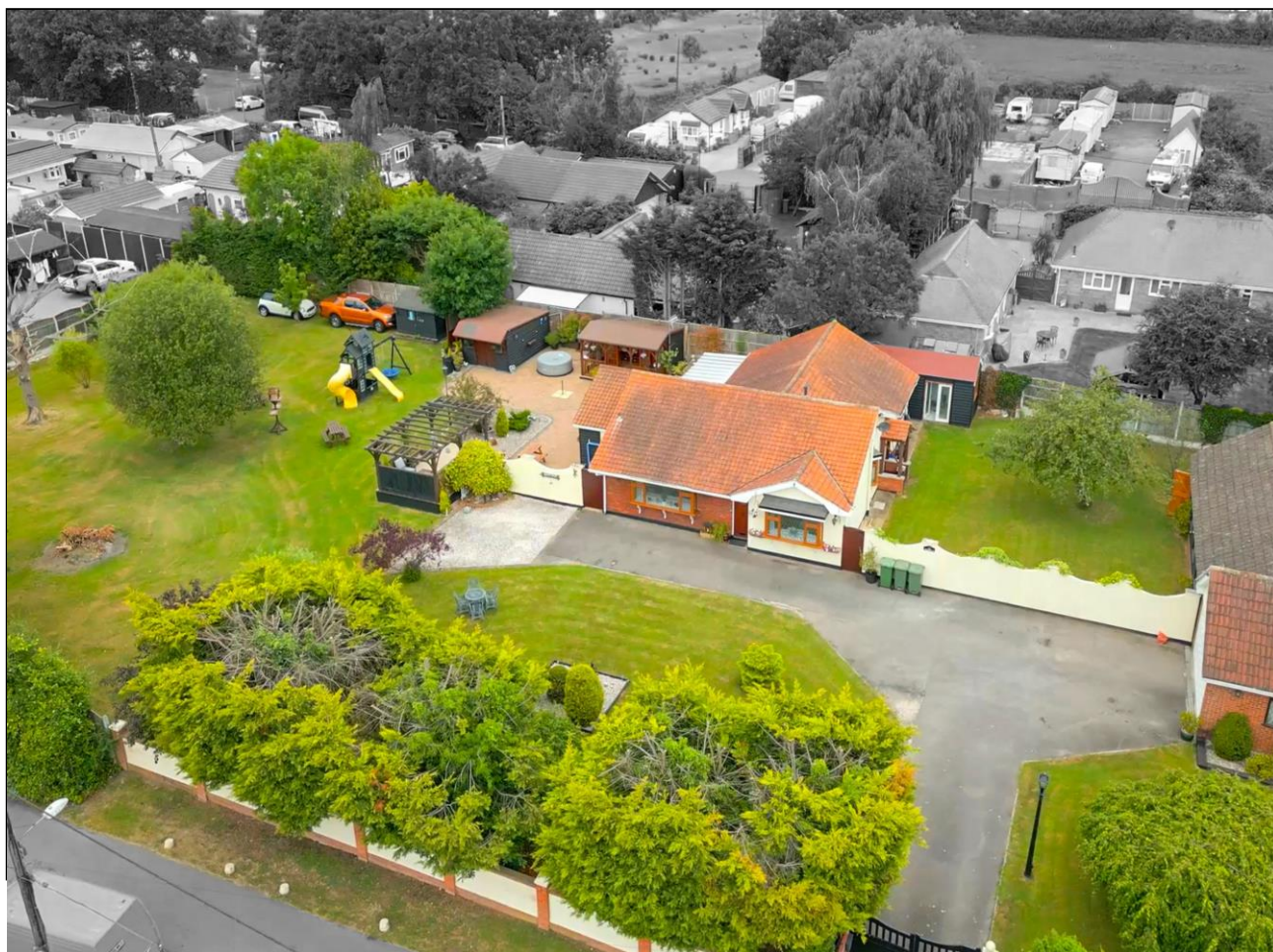


EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Windsor Road, Bowers Gifford, SS13 2LH



£799,000

WILLIAMS & DONOVAN are privileged to bring to the market this lovely four bedroom detached bungalow situated in semi-rural Bowers Gifford location, on a plot measuring just under one acre. The property benefits from having a spacious lounge; conservatory; kitchen with separate utility room; three bathrooms; spacious grounds; garage/workshop measuring 52' 6" and an abundance of parking. EPC rating - D. Our ref: 13603

Phoenix House, 211 High Road, Benfleet, Essex SS7 5HY

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# Windsor Road, Bowers Gifford, SS13 2LH

Accommodation comprises:

Entrance via solid wood door to:

## HALLWAY

Skimmed ceiling. Spotlight insets. Two radiators. Built in storage cupboard. Doors to:



## LOUNGE/DINER 24' 4" x 14' (7.42m x 4.27m)

Windows to side aspect. Double doors to CONSERVATORY. Feature fireplace with electric log burner. Two radiators. Laminate flooring.



## CONSERVATORY 16' 6" x 9' 7" (5.03m x 2.92m)

Double glazed windows to side and rear aspects. Double glazed French style doors leading to and overlooking REAR GARDEN. Radiator. Tiled floor.



## SECOND RECEPTION/BEDROOM THREE 19' 2" x 16' 7" (5.84m x 5.05m)

Skimmed ceiling. Double glazed bay window to front aspect. Feature fireplace. Two radiators. Laminate flooring.



### **KITCHEN 14' 9" x 10' 4" (4.5m x 3.15m)**

Skimmed ceiling. Double glazed window to side aspect. Range of base and eye level units. Solid granite working surfaces. Butler sink. Space for range cooker with extractor hood above. Central island with matching granite working surface. Tiled splashbacks. Radiator. Tiled floor. Door to:



### **UTILITY ROOM 7' 6" x 5' 10" (2.29m x 1.78m)**

Skimmed ceiling. Double glazed window to rear aspect. Range of base and eye level units. Square edged working surfaces. Inset stainless steel sink drainer. Space for fridge/freezer. Space and plumbing for washing machine. Space for microwave. Barn style door to REAR GARDEN. Tiled floor.

### **BEDROOM ONE 15' 2" x 12' (4.62m x 3.66m)**

Double glazed bay window to front aspect. Radiator. Built in wardrobes. Door to:



### **ENSUITE 9' 2" x 3' (2.79m x 0.91m)**

Obscure double glazed bay window to side aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and mixer shower. Chrome heated towel rail. Tiled walls. Tiled floor.





**BEDROOM TWO 16' 2" x 11' 4" (4.93m x 3.45m)**

Double glazed window to side aspect. Radiator. Laminate flooring. Door to:



**BEDROOM FOUR 11' 6" x 11' (3.51m x 3.35m)**

Double glazed French style doors leading to and overlooking REAR GARDEN. Radiator. Laminate flooring.



**ENSUITE 6' 10" x 4' 9" (2.08m x 1.45m)**

Obscure double glazed bay window to side aspect. Three piece suite comprising close coupled w/c, pedestal mounted wash basin and shower cubicle with mixer shower. Chrome heated towel rail. Tiled floor.



**FAMILY BATHROOM 9' 5" x 6' 2" (2.87m x 1.88m)**

Skimmed ceiling. Obscure double glazed window to rear aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and P-shaped bath with mixer shower. Chrome heated towel rail. Part tiled walls. Tiled floor.





### OUTSIDE OF PROPERTY:

The property sits on a plot measuring just under an acre of land. To the **FRONT** is a brick built boundary wall with double opening gates leading to parking for numerous vehicles and lawn area. Access also to **GARAGE**.



The **REAR GARDEN** commences with block paved patio. The remainder is mostly laid to lawn. Side access to **FRONT**. Outside tap. Shed to remain.

Further side garden which is mostly laid to lawn. Gate to **FRONT**.







**GARAGE/WORKSHOP 52' 5" x 17' (15.98m x 5.18m)**

With up and over door. Power and lighting.  
Double glazed windows to side aspect.



**SUMMERHOUSE/BAR 15' 1" x 8' (4.6m x 2.44m)**

With power and lighting and French style doors  
leading to covered veranda area.



GROUND FLOOR  
2568 sq.ft. (238.6 sq.m.) approx.



TOTAL FLOOR AREA : 2568 sq.ft. (238.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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.