

## Ashingdon Heights, Ashingdon, SS4 3TH



£425,000

Situated in a popular part of Ashingdon is this unique two double bedroom detached house benefiting from having an impressive entrance hall, spacious lounge/diner, modern fitted kitchen, en suite to master bedroom, wrap-around rear garden, detached garage and car port.

EPC Rating: C. Our Ref 14605



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Entrance via double glazed entrance door under storm porch to

### **IMPRESSIVE ENTRANCE HALL**

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



### **LOUNGE/DINER 22' 4" x 12' 11" max (6.81m x 3.94m)**

Double glazed windows to the side and the front aspects. Double glazed French doors providing access to the rear garden. Fireplace with inset electric fire. Coving to plastered ceiling. Two radiators.



### **GROUND FLOOR CLOAKROOM/WC**

Low level WC. Corner wash hand basin. Wood flooring. Part tiled walls. Radiator.

### **KITCHEN 9' x 9' (2.74m x 2.74m)**

Double glazed window to the rear aspect. Modern fitted units to base and eye level. Roll edge work surfaces. Inset sink drainer unit with mixer tap. Tiled splash backs. Integrated oven. Gas hob with concealed extractor hood over. Space for washing machine. Space for dish washer. Space for fridge/freezer. Wood flooring. Coving to plastered ceiling. Inset spot lights.

## FIRST FLOOR ACCOMMODATION

### LANDING

Double glazed window.



### BEDROOM ONE 13' 10" x 12' 11" (4.22m x 3.94m)

Double glazed windows to the side and the front aspects. Fitted wardrobes to one wall. Radiator.



### EN SUITE 8' 1" x 6' 2" (2.46m x 1.88m)

Double glazed Velux window. Low level WC. Wash hand basin. Panelled bath with shower over. Radiator.



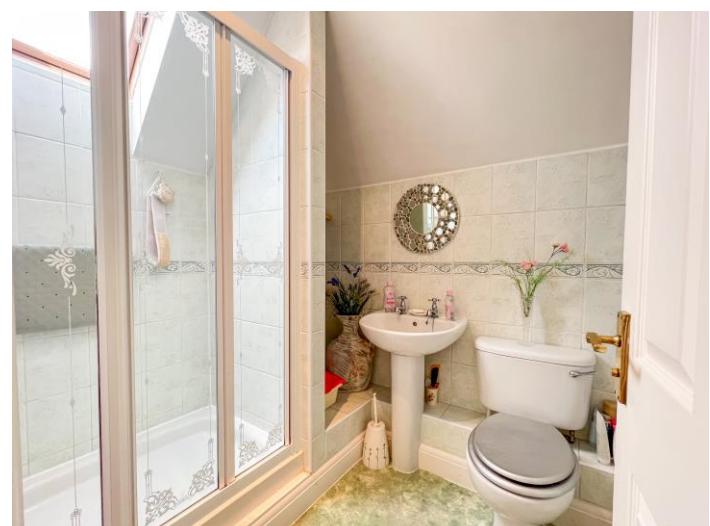
### BEDROOM TWO 13' 10" x 9' 1" (4.22m x 2.77m)

Double glazed window to the rear aspect. Double glazed Velux window. Fitted wardrobes to one wall. Radiator.



### SHOWER ROOM

Double glazed Velux window. Low level WC. Wash hand basin. Shower enclosure. Radiator.



## EXTERIOR

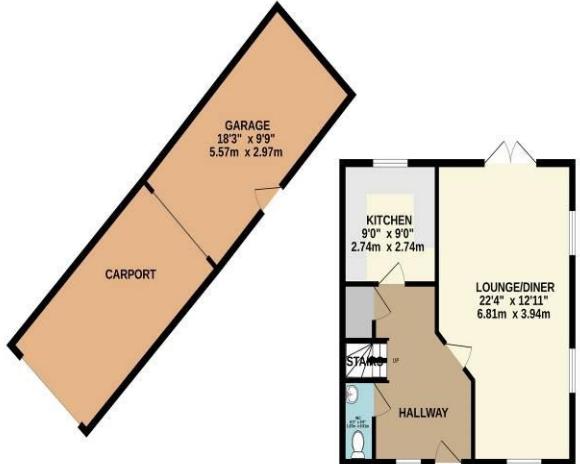
The **WRAP-AROUND REAR GARDEN** commences with patio providing space for table and chairs/seating. Laid lawn. Established shrubs and flower beds to borders. To the side is raised **DECKING AREA** providing additional seating space.



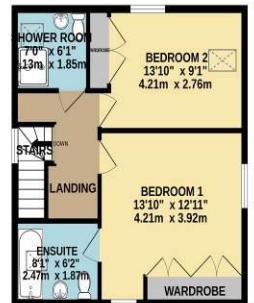
The **FRONT** has small garden with shrubs and pathway to entrance door, **CAR PORT** leading to **DETACHED GARAGE** with manual Up & Over door, power and light, personal door to rear garden.



GROUND FLOOR  
836 sq.ft. (77.7 sq.m.) approx.



1ST FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA: 1317 sq.ft. (122.3 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 equipment have not been tested and no guarantee can be given for their operability or efficiency can be given.

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