

Althorne Way, Canewdon, SS4 3PS



Guide Price:
£300,000 - £325,000

Situated in this popular part of Canewdon is this well presented three double bedroom family home with large lounge/diner, ground floor cloakroom, rear garden backing onto playing fields and ample off street parking.

Offered with complete onward chain. Our Ref: 18472.



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 door into porch.

PORCH

Double glazed window to side aspect. Door leading into entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation with large under stairs storage cupboard. Radiator.



GROUND FLOOR CLOAKROOM

Obscure double glazed window to front aspect. A two piece suite comprising pedestal wash hand basin and low level wc. Part tiled walls.



LOUNGE/DINER 20' 11" x 10' 11" (6.38m x 3.33m)

Double glazed windows to front and rear aspects. Double glazed French doors providing access to rear garden. Radiator.



KITCHEN 10' 1" x 9' 9" (3.07m x 2.97m)

Double glazed window to rear aspect. Double glazed door providing access to rear garden. A range of base and eye level units incorporating roll edge work surface with an inset stainless steel sink drainer unit. Space for cooker with extractor hood above. Space for appliances. Tiled walls. Tiled flooring.



FIRST FLOOR LANDING

BEDROOM ONE 13' 3" x 10' 11" (4.04m x 3.33m)

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



BEDROOM TWO 10' 1" x 9' 9" (3.07m x 2.97m)

Double glazed window to rear aspect. Radiator. Built in storage cupboard housing boiler.



BEDROOM THREE 10' 11" x 7' 9" (3.33m x 2.36m)

Double glazed window to front aspect. Radiator. Built in storage cupboard.



BATHROOM

Obscure double glazed window to front aspect. A modern three piece suite comprising panelled bath with shower above, pedestal wash hand basin and low level wc. Part tiled walls.



EXTERIOR.

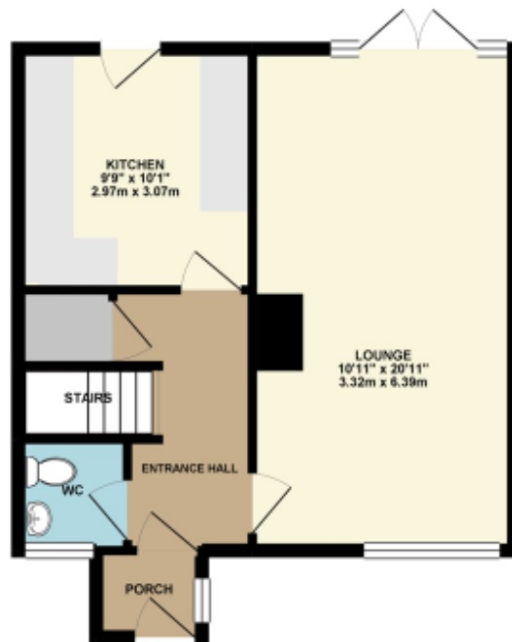
A **LOW MAINTENANCE REAR GARDEN** commencing onto **PATIO** with space for table and chairs. Centre laid to lawn. Flower bed with sleeper border. **DECKING AREA** to rear with space for table and chairs. Shed to remain.



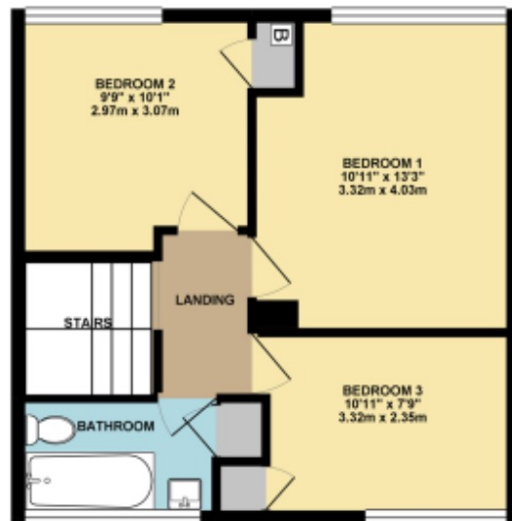
The **FRONT** has pathway leading to entrance door and ample off street parking in communal parking bays.



GROUND FLOOR 448.35 sq. ft.
(41.65 sq. m.)



1ST FLOOR 432.43 sq. ft.
(40.17 sq. m.)



TOTAL FLOOR AREA : 880.79 sq. ft. (81.83 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.
Made with Metropix ©2022

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 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.