

**DEDMAN  
GRAY**

[www.dedmangray.co.uk](http://www.dedmangray.co.uk)

2 Townfield Walk, Great Wakering

Asking Price £320,000



Spacious 3-bed semi-detached house in private cul-de-sac. Generous lounge, separate dining space, fully fitted kitchen & well-proportioned bathroom. Situated in charming village location, no onward chain. Garage in block, rear garden with paved patio decking & solar lights. Council Tax band: C

Tenure: Freehold

- Spacious three bedroom semi detached house
- Private cul-de-sac location
- Spacious lounge
- Separate dining area
- Fitted kitchen
- Good sized bathroom
- Village location
- No onward chain
- Garage in a block with up and over door to front

### Entrance

Obscure uPVC double glazed entrance door and side light leading to:

### Entrance Porch

6' 2" x 5' 6" (1.88m x 1.68m)

Textured ceiling, understairs storage area and further storage cupboard.

### Lounge

12' 5" x 12' 3" (3.78m x 3.73m)

Double glazed window to front, one double radiator, coving to textured ceiling, open tread stairs leading to the first floor, fireplace with inset gas fire (not tested) and open plan to:

### Dining Area

9' 1" x 8' 9" (2.77m x 2.67m)

Double glazed window and French doors leading to the garden, one double radiator, coving to textured ceiling, ceiling rose and arch to:

### Fitted Kitchen

9' 5" x 9' 4" (2.87m x 2.84m)

Double glazed window to rear overlooking the garden, enamel sink unit with mixer taps inset to worktop, range of base and eye level units with concealed lighting, built in 4 ring gas hob with extractor over and oven below, recess for fridge/freezer, plumbing for washing machine and slim line dishwasher, coving to textured ceiling, tiled floor.

### First Floor Landing

Textured ceiling and doors to:

### Bedroom 1

13' 4" x 9' 5" (4.06m x 2.87m)

Double glazed window to rear, textured ceiling, one radiator, wall lights.

### Bedroom 2

10' 3" x 9' 6" (3.12m x 2.90m)

Double glazed window to front, one radiator, textured ceiling, wall lights.





#### **REAR GARDEN**

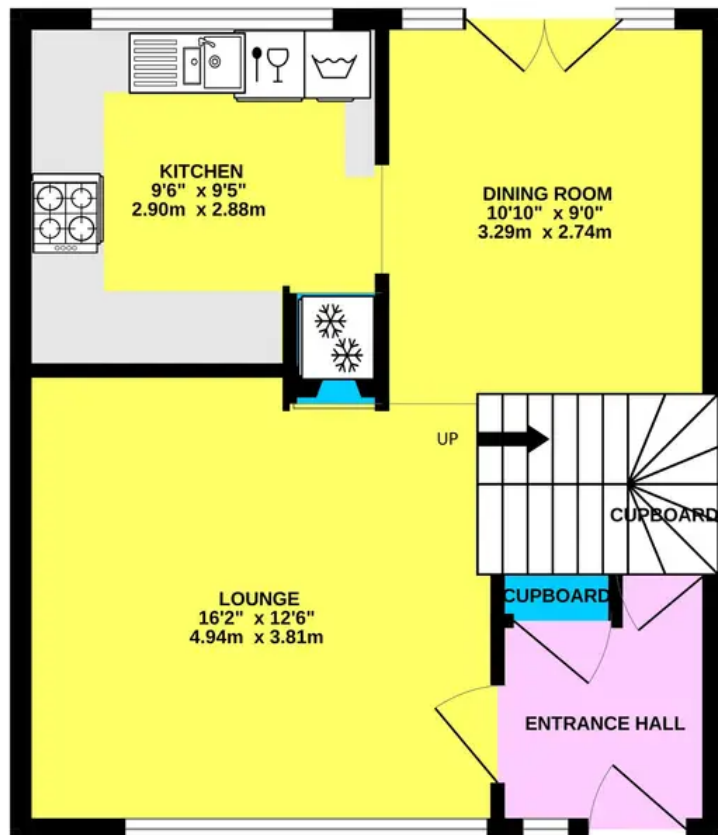
Paved patio with decking to one side with inset solar lights, lawned section of rear garden and shed to rear to remain.

#### **GARAGE**

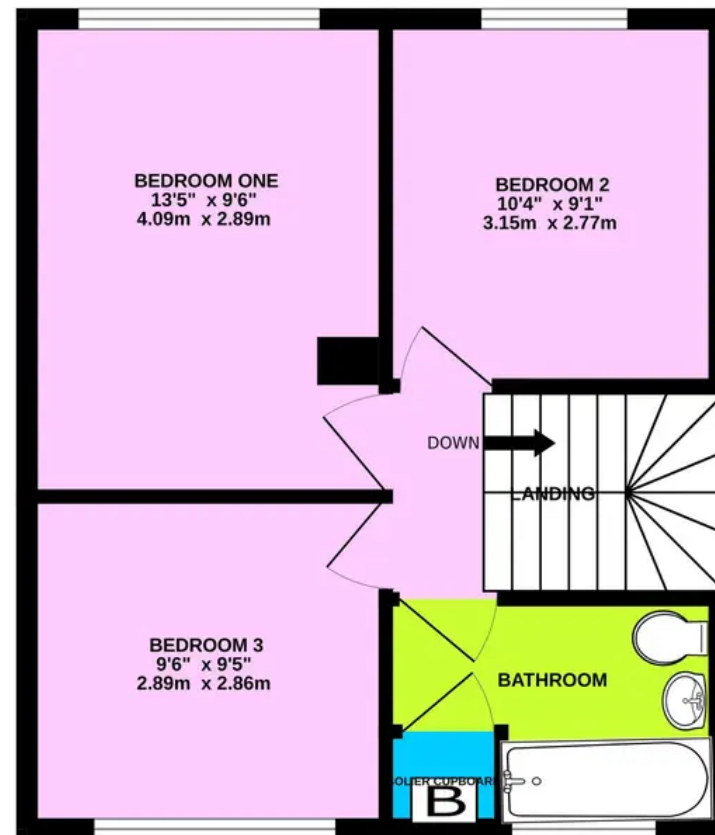
Single Garage

Located in a block, with up and over door to front.

GROUND FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



SEMI DETACHED HOUSE

TOTAL FLOOR AREA : 872sq.ft. (81.0 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 ©2023



## Dedman Gray

Dedman Gray, 103 The Broadway - SS1 3HQ

01702 311042

[sales@dedmangray.co.uk](mailto:sales@dedmangray.co.uk)

<http://www.dedmangray.co.uk>

