

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Highlands Road, Bowers Gifford, SS13 2HT



£390,000

WILLIAMS and DONOVAN are delighted to offer for sale this immaculately presented three bedroom semi-detached chalet situated in a desirable Bowers Gifford location within easy reach of local schools, shops and transport links via the A13. The property benefits from having a modern kitchen; lounge/diner measuring 19' 2"; two ground floor bedrooms, with ground floor bathroom; bedroom one with ensuite to first floor; fantastic 85' West backing rear garden; garage and off street parking for two vehicles.

EPC rating - D. Our ref: 15423

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# Highlands Road, Bowers Gifford, SS13 2HT

Accommodation comprises:

Entrance via uPVC double glazed door to:

## PORCH

Steps up. UPVC double glazed door to:

## HALLWAY

Skimmed ceiling with spotlight insets. Laminate flooring. Solid oak double doors to:

## LOUNGE 19' 2" x 11' 10" (5.84m x 3.61m)

Skimmed ceiling with spotlight insets. Double glazed patio doors leading to REAR GARDEN. Stairs to FIRST FLOOR ACCOMMODATION. Under stairs storage cupboard. Two tall designer radiators. Laminate flooring. Door to:



## KITCHEN 12' 4" x 9' (3.76m x 2.74m)

Skimmed ceiling. Double glazed window to rear aspect. Double glazed door to REAR GARDEN. Range of modern base and eye level units. Solid granite working surfaces. Inset stainless steel sink. Space for range cooker with extractor fan above. Space for fridge/freezer. Space and plumbing for dishwasher and washing machine. Tiled splashbacks. Chrome heated towel. Tiled floor.

## GROUND FLOOR BATHROOM 10' 10" reducing to 9' 6" x 8' 9" (3.3m > 2.9m x 2.67m)

Skimmed ceiling with spotlight insets. Four piece suite comprising close coupled w/c, hand wash basin with storage beneath, free standing claw foot bath and double shower cubicle with mixer shower overhead. Extractor fan. Chrome heated towel rail. Part tiled walls. Tiled floor.



## GROUND FLOOR BEDROOM TWO 15' 4" x 11' (4.67m x 3.35m)

Skimmed ceiling. Double glazed bay window to front aspect. Tall designer radiator. Laminate flooring.



## GROUND FLOOR BEDROOM THREE 10' 5" x 9' 10" (3.18m x 3m)

Skimmed ceiling. Double glazed window to front aspect. Radiator. Laminate flooring.



### FIRST FLOOR LANDING

Skimmed ceiling. Double glazed window to rear aspect. Door to:

### BEDROOM ONE 16' 5" x 16' 3" (5m x 4.95m)

Skimmed ceiling. Double glazed window to rear aspect. Double glazed Velux windows to front aspect. Radiator. Built in storage cupboard. Wall lighting. Door to:



### ENSUITE 6' 5" x 4' 9" (1.96m x 1.45m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to rear aspect. Three piece suite comprising close coupled w/c, pedestal mounted wash hand basin and shower cubicle with electric shower. Chrome heated towel rail. Tiled walls. Extractor fan. Tiled floor.



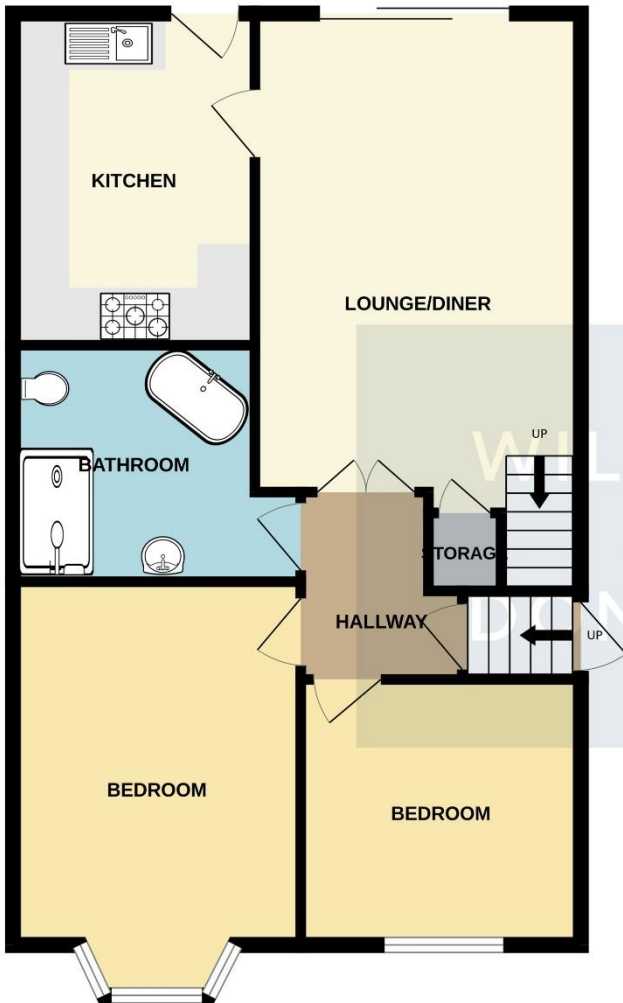
### OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a part paved, part stone shingle driveway providing off street parking for two vehicles and access to **GARAGE** with up and over door, power and lighting.

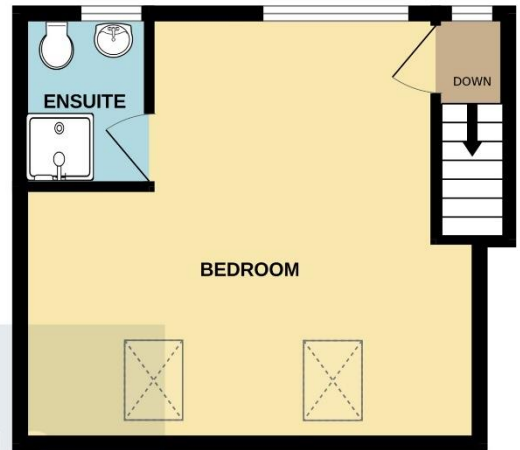
As previously mentioned, the **REAR GARDEN** is West backing and measures 85'. Commencing with raised decking area. Steps down to extensive paved patio leading to artificial lawn. Shed to remain. Gated side access. Outside tap. Exterior lighting.



GROUND FLOOR  
736 sq.ft. (68.4 sq.m.) approx.



1ST FLOOR  
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA: 1016 sq.ft. (94.4 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.