

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Tollgate, Thundersley, Essex, SS7 3UX



Guide Price £375,000 - £400,000

We are pleased to offer for sale this charming three bedroom detached bungalow situated on a large plot in a quiet Daws Heath cul-de-sac location within easy reach of local schools, shops and major routes. The property benefits from having a 15' 5" lounge; kitchen measuring 11' 6"; three good sized bedrooms; large block paved driveway with car port providing off street parking for numerous vehicles and large secluded South West backing L-shaped garden measuring approx. 70' x 60'. EPC rating - D. Our ref: 15078

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Accommodation comprises:

Entrance via front door to:

RECEPTION HALL Storage cupboard. Wall mounted consumer units. Door to:

LOUNGE 15' 5" x 11' (4.7m x 3.35m) Double glazed windows to rear and side aspects. Feature fireplace with gas fire insert. Storage cupboards. TV point for wall mounted flatscreen TV. Door to:



KITCHEN 11' 6" x 7' 5" (3.51m x 2.26m) Double glazed window to side aspect. Door to CAR PORT. Range of base and eye level units and nest of drawers. Roll edged working surfaces. Inset stainless steel sink drainer. Inset 4 ring gas hob with Bosch extractor chimney over. Built in Bosch oven. Space for fridge/freezer. Cupboard housing combi condensing boiler. Radiator. Tiled floor. Door to:



INNER HALLWAY Double glazed window to side aspect. Loft access hatch with drop ladder. (We understand from the vendor that the loft is mostly boarded, insulated and has lighting). Pantry cupboard with shelving. Radiator. Doors to:

BEDROOM ONE 11' x 10' (3.35m x 3.05m) Double glazed window to rear aspect. Range of fitted wardrobes with sliding mirror doors. Storage cupboard. Radiator.



BEDROOM TWO 11' x 8' 7" (3.35m x 2.62m) Double glazed French style doors leading to REAR GARDEN. Double glazed window to rear aspect. Storage cupboard. Feature fireplace with gas fire insert. Radiator.



BEDROOM THREE 10' 5" x 10' (3.18m x 3.05m) Double glazed window to side aspect. Double glazed patio doors to REAR GARDEN. Fitted wardrobes. Radiator.

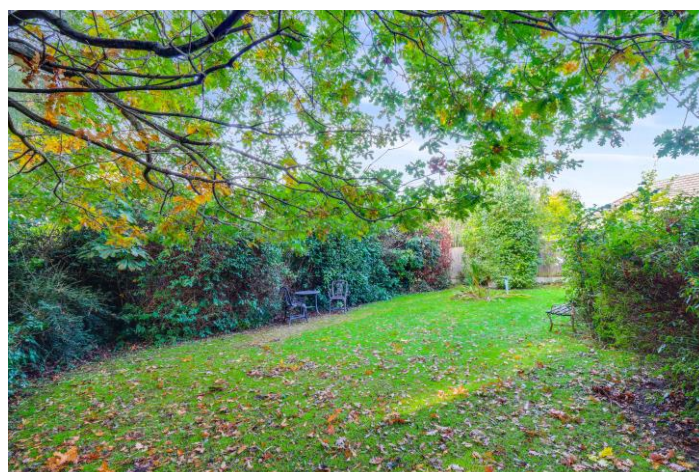


BATHROOM 7' 5" x 5' 6" (2.26m x 1.68m) Spotlight insets. Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, vanity mounted hand wash basin and panelled bath with shower over. Heated ladder style towel rail. Extractor fan. Tile effect flooring.

OUTSIDE OF PROPERTY: To the FRONT of the property is a large, block paved driveway providing off street parking for numerous vehicles and access to large CAR PORT. External power. Outside tap. Mature shrubs.



The L-shaped **REAR GARDEN** is lovely and secluded, being South West backing and measuring approx. 70' x 60' maximum. Commencing with patio with steps down to established lawn. Various mature flower beds with a variety of flowers, trees and shrubs. Large timber shed to remain. Fencing to all boundaries. Gated side access via both sides. Further gated access to Rayleigh Road. Exterior lighting.



GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 676 sq.ft. (62.8 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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