

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Althorne Way, Canewdon, Rochford, SS4 3PS



Guide Price:
£325,000 - £350,000

Situated in this popular part of Canewdon in a quiet side road is this extended and well presented three bedroom family home with three reception rooms, modern kitchen/diner, conservatory, unoverlooked rear garden with fantastic views from the rear across to the River Crouch and River Thames.
Viewing highly advised. Our Ref: 19053.

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Entrance door to entrance porch.

ENTRANCE PORCH

Double glazed windows to all aspects. Door into entrance hall.

ENTRANCE HALL

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



GROUND FLOOR WC

Obscure high level double glazed window to front aspect. A two piece suite comprising wash hand basin inset to vanity unit with storage below and low level wc.



RECEPTION ROOM 10' 2" x 9' 7" (3.1m x 2.92m)

Radiator. Doors and archway leading through to lounge.



LOUNGE 21' x 10' 11" (6.4m x 3.33m)

Double glazed window to front aspect. Radiator. Fireplace with inset Optimyst electric fire. Archway through to dining room.



DINING ROOM 10' 10" x 9' 7" (3.3m x 2.92m)

Double glazed patio doors leading onto conservatory. Radiator.



KITCHEN/DINER 16' 2" x 10' 2" (4.93m x 3.1m)

Double glazed window to rear aspect. Modern fitted kitchen comprising base and eye level units incorporating roll edge work top with inset ceramic sink with drainer unit. Built in waist and eye level double oven. Inset electric hob with extractor hood above. Space for washing machine, tumble dryer and American style fridge freezer. Tiled splash back. Tiled flooring. Door leading through to conservatory.



CONSERVATORY 14' x 9' 7" (4.27m x 2.92m)

Two sets of sliding doors leading onto rear garden. Radiator.



FIRST FLOOR LANDING

Double glazed window to side aspect over stairs.

BEDROOM ONE 14' x 10' 11" plus wardrobes (4.27m x 3.33m)

Double glazed window to rear aspect with far reaching views over to the River Crouch and River Thames. Radiator. Built in wardrobes with mirrored sliding doors.



BEDROOM TWO 10' 10" x 10' 2" (3.3m x 3.1m)

Double glazed window to rear aspect. Radiator.



BEDROOM THREE 10' 11" x 7' 1" (3.33m x 2.16m)

Double glazed window to front aspect. Radiator.



FAMILY BATHROOM

Obscure double glazed window to front aspect. A three piece suite comprising panelled bath with shower attachment above, counter top wash hand basin with vanity unit below and low level wc. Tiled walls. Storage cupboard.



EXTERIOR.

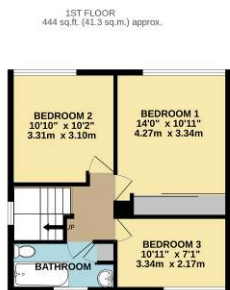
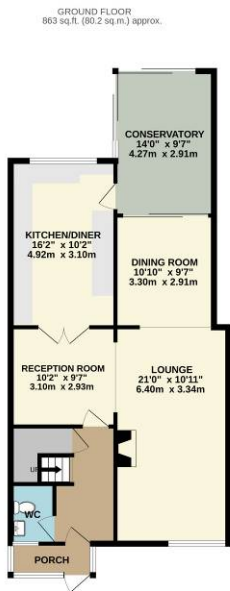
The **REAR GARDEN** measuring approximately 50ft (15.24m) commencing onto patio with space for table and chairs. Views over countryside to rear. Laid to lawn with established flower and shrub beds. **BRICK BUILT SHED** with power to remain.



The **FRONT** has an established front garden with crazy paved pathway leading to entrance door. An assortment of flower and shrubs to borders.



There is a large communal car parking area to the front of the property with ample off street parking.



TOTAL FLOOR AREA : 1307 sq.ft. (121.4 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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