

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Rectory Avenue, Ashingdon, SS4 3TB



Guide Price:  
£550,000 - £600,000

Situated in a quiet cul de sac position is this stunning four bedroom detached family home with high specification fittings throughout including open plan modern fitted kitchen, en suite to bedroom one, luxury fitted bathroom, secluded rear garden and own driveway to front. Within walking distance to all local amenities.  
Viewing advised. Our Ref: 19403.

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Entrance via double glazed entrance door to entrance hall.

**SPACIOUS ENTRANCE HALL 15' 11" x 10' 4" (4.85m x 3.15m)**

Stairs to first floor accommodation with glass balustrade. Radiator. Tiled flooring. Coving to plastered ceiling with inset spotlighting.



**GROUND FLOOR WC**

Obscure double glazed window to rear aspect. A two piece suite comprising inset wash hand basin with floating vanity storage unit and close coupled wc. Radiator. Tiled flooring. Plastered ceiling with inset spotlighting.



**LOUNGE 17' 3" x 13' (5.26m x 3.96m)**

Double glazed window to side aspect. Double glazed patio doors providing access to rear garden. Radiator. Coving to plastered ceiling.



**KITCHEN/BREAKFAST ROOM**

**DINING AREA 9' 10" x 9' 5" (3m x 2.87m)**

Double glazed window to side aspect. Tiled flooring. Open plan through to kitchen area.





### **KITCHEN AREA 13' x 11' 10" (3.96m x 3.61m)**

Double glazed window to front aspect. Double glazed door to side aspect. A stunning comprehensive range of high specification units to base and eye level units incorporating granite work surface with inset one and a half stainless steel sink unit with granite drainer. Space for Range cooker with extractor hood above. Space for American style fridge freezer. Integrated washing machine. Integrated dishwasher. Radiator. Plastered ceiling with inset spotlighting and inset ceiling speakers.



### **UTILITY ROOM 11' x 9' 2" (3.35m x 2.79m)**

Double glazed window to rear aspect. Double glazed door to side aspect. Base and eye level units incorporating work surface. Two large larder cupboards. Space for tumble drier. Radiator. Tiled flooring.

### **FIRST FLOOR GALLIERED LANDING**

Double glazed window to rear aspect. Radiator. Plastered ceiling with inset spotlighting. Access to loft.



### **BEDROOM ONE 15' 7" x 13' (4.75m x 3.96m)**

Double glazed window to front aspect. Radiator. Coving to plastered ceiling with inset spotlighting and inset ceiling speakers. Door to en suite.



### **EN SUITE**

Obscure double glazed window to front aspect. A three piece suite comprising corner shower cubicle with multi body jets, pedestal wash hand basin and close coupled wc. Radiator. Tiled flooring. Plastered ceiling with inset spotlighting.





### BEDROOM TWO 13' x 12' 6" (3.96m x 3.81m)

Double glazed window to rear aspect. Radiator. Coving to plastered ceiling with inset spotlighting and inset ceiling speakers. Wood effect flooring.



### BEDROOM THREE 11' 2" x 9' 3" (3.4m x 2.82m)

Double glazed window to front aspect. Radiator. Coving to plastered ceiling. Wood effect flooring.

### BEDROOM FOUR 9' 3" x 7' 10" (2.82m x 2.39m)

Double glazed window to rear aspect. Radiator. Coving to plastered ceiling.

### LUXURY FAMILY BATHROOM

Obscure double glazed window to side aspect. A four piece suite comprising roll top bath with chrome tap and shower attachment, double walk in shower with glass screen and rainfall shower head, inset wash hand basin with floating vanity storage below and close coupled wc. Wall mounted inset TV. Radiator. Tiled walls. Tiled flooring. Plastered ceiling with feature lighting and inset ceiling speakers.



### EXTERIOR.

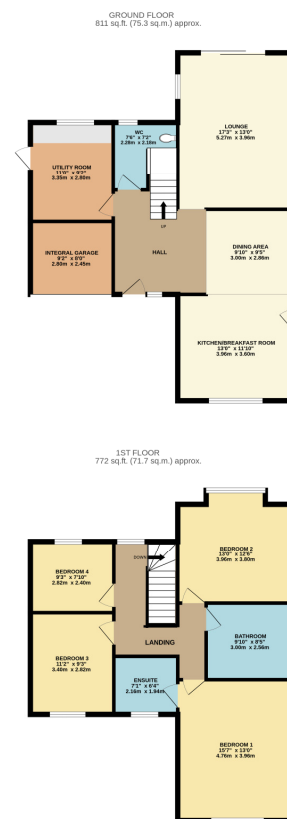
The **REAR GARDEN** measures approximately 60ft (18.29m) commencing with **DECKING AREA** providing space for table and chairs. Laid to lawn. Established shrubs and trees. Gates to side providing access to front.



The **FRONT** has own driveway providing off street parking for approximately two vehicles leading to **GARAGE** with up and over door. Power and lighting.

### Agents Note:

*The garage has been partially converted to provide the utility room with the remaining being used as storage.*



### 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.