

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Stanley Road, Ashingdon, SS4 3JA



Guide Price £325,000 - £350,000

Situated in a popular residential location is this well presented two bedroom detached bungalow benefiting from having low maintenance landscaped rear garden, integral garage and own driveway providing off-street parking. Walking distance to all local amenities.

EPC Rating:D. Council Tax Band: D.  
Viewing advised. Our Ref 19311.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

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Entrance via double glazed entrance door to

#### **ENTRANCE LOBBY**

Glazed entrance door to

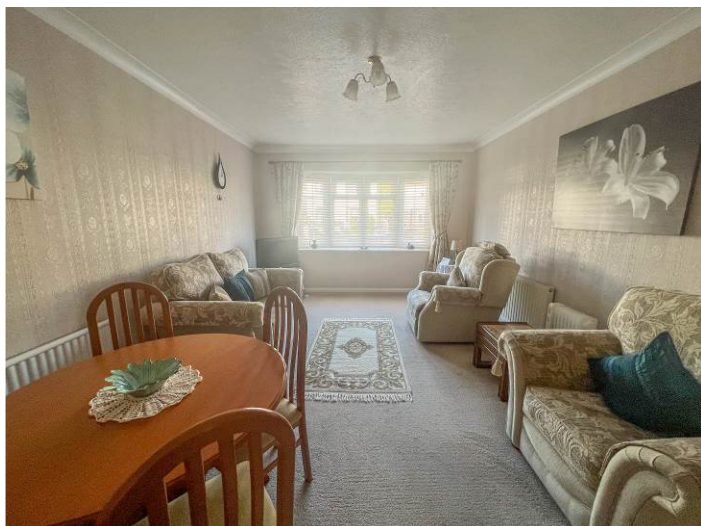
#### **ENTRANCE HALL**

Airing cupboard. Coving to ceiling. Access to loft.  
Radiator.



#### **LOUNGE 18' 5" x 11' 7" (5.61m x 3.53m)**

Double glazed window to the front aspect. Coving to textured ceiling. Radiators.



#### **KITCHEN 9' 4" x 9' (2.84m x 2.74m)**

Double glazed window to the side aspect. Double glazed door providing access to side. Base and eye level units. Roll edge work surface. Inset one and half sink drainer unit. Integrated electric oven. Induction hob with stainless steel extractor chimney over. Space for washing machine. Tiled floor. Part tiled walls. Coving to ceiling.



#### **BEDROOM ONE 13' 8" x 10' 11" (4.17m x 3.33m)**

Double glazed window to the rear aspect. Coving to textured ceiling. Radiator.



### BEDROOM TWO 11' 1" x 9' 9" (3.38m x 2.97m)

Double glazed window to the rear aspect. Coving to textured ceiling. Radiator.



### BATHROOM

Obscure double glazed window to the side aspect. WC with low level cistern. Pedestal wash hand basin. Panelled bath with mixer tap and telephone handset shower attachment. Tiled floor. Tiled walls. Radiator.



### EXTERIOR

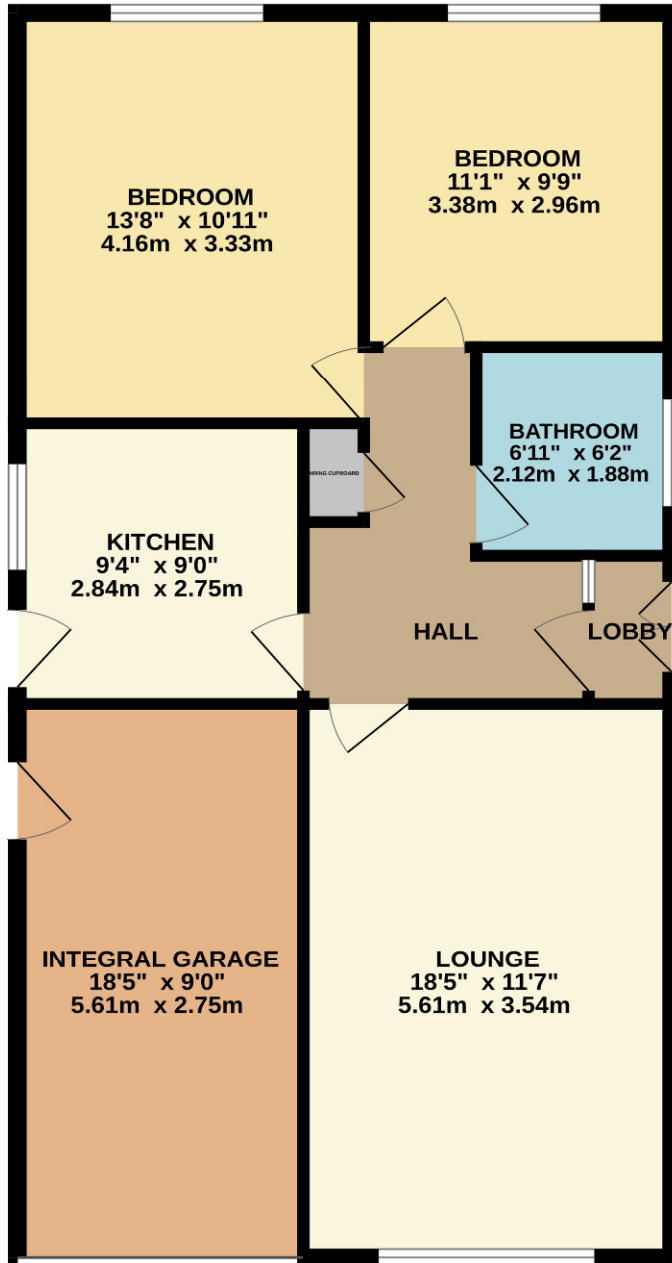
The **LOW MAINTENANCE LANDSCAPED REAR GARDEN** commences with patio leading to shingle. **SHED**, on hardstanding, to remain. Side gate providing access to the front.



The **FRONT** has own driveway providing off-street parking leading to **INTEGRAL GARAGE** with Up & Over door, power and light.



GROUND FLOOR  
854 sq.ft. (79.3 sq.m.) approx.



TOTAL FLOOR AREA : 854 sq.ft. (79.3 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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