

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Clifton Road, Ashingdon, SS4 3HJ



Guide Price:
£450,000 - £475,000

Situated in a popular location is this spacious four bedroom detached house with 90ft rear garden including a summerhouse/office. With off street parking and integral garage. Viewing highly recommended. Council Tax Band: D. EPC Rating: D. Our Ref: 19489.

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

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com



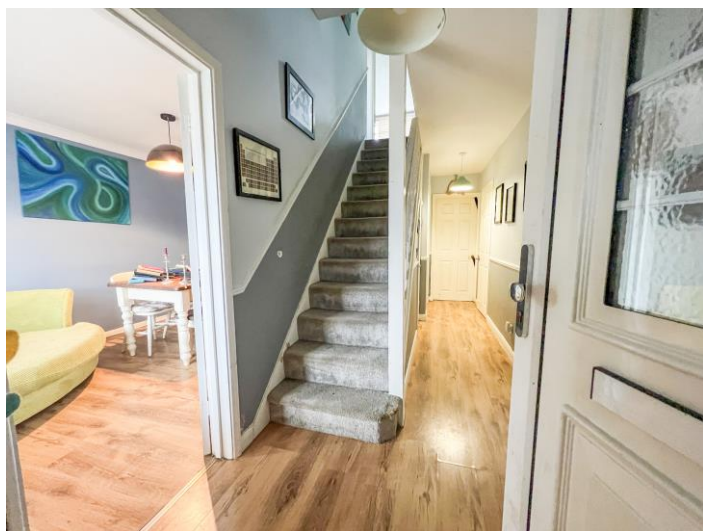
Entrance via uPVC entrance door to porch.

PORCH

uPVC door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation. Laminate wood effect flooring. Plastered ceiling.



GROUND FLOOR CLOAKROOM

uPVC double glazed window to rear aspect. A two piece suite comprising wash hand basin and close coupled wc.

DINING ROOM 14' 4" x 8' 11" (4.37m x 2.72m)

uPVC double glazed window to front aspect. Radiator. Laminate wood effect flooring. Coved cornice to plastered ceiling. Open to lounge.



LOUNGE 18' 8" x 11' 10" (5.69m x 3.61m)

uPVC double glazed windows to rear aspect. uPVC French doors providing access to conservatory. Continuation of laminate wood effect flooring. Coved cornice to plastered ceiling. Door to entrance hall.



KITCHEN 13' 3" x 9' (4.04m x 2.74m)

A comprehensive range of base and eye level units incorporating roll edge work surface with inset sink drainer unit. Tiled splashbacks. Double range oven to remain. Gas hob with extractor hood above. Space for fridge freezer. Integrated dishwasher. Space for washing machine. Plastered ceiling. Continuation of laminate wood effect flooring. Door to conservatory.



CONSERVATORY 19' 6" x 11' 4" (5.94m x 3.45m)

uPVC double glazed windows to all aspects. uPVC double glazed French doors providing access to rear garden. Door to side aspect. Continuation of laminate wood effect flooring.



FIRST FLOOR LANDING

Plastered ceiling.

BEDROOM ONE 12' 5" x 11' 10" (3.78m x 3.61m)

uPVC double glazed window to rear aspect. Radiator.



BEDROOM TWO 10' 8" x 8' 11" (3.25m x 2.72m)

uPVC double glazed window to front aspect. Radiator.



BEDROOM THREE 11' x 8' 1" (3.35m x 2.46m)

uPVC double glazed window to front aspect. Radiator.



BEDROOM FOUR 9' x 8' 5" (2.74m x 2.57m)

uPVC double glazed window to front aspect. Radiator.



BATHROOM 9' 1" x 5' 6" (2.77m x 1.68m)

uPVC obscure double glazed window to side aspect. A three piece suite comprising bath, inset wash hand basin with vanity storage below and close coupled wc. Plastered ceiling.



LOFT ROOM 15' 9" x 7' 10" (4.8m x 2.39m)

Two uPVC double glazed sky lights. Accessed via steep ladder. Fully boarded. Plastered ceiling. Leading to a smaller loft space measuring 7' 10" x 5' 8" (2.39m x 1.73m). Laminate wood effect flooring.



EXTERIOR.

The **NORTH FACING REAR GARDEN** measures **90ft (27.43m)** commencing with patio area with raised wall. Laid to lawn. Patio to the rear of the garden with **SUMMERHOUSE/OFFICE** with power, lighting, tv points and wi-fi.



The **FRONT** has a block paved driveway providing off street parking for three/four vehicles leading to **INTEGRAL GARAGE**. Laid to lawn area.



TOTAL FLOOR AREA: 3763 sq. ft. (346.8 sq. m.) approx.
 *All measurements are approximate and are not intended to be used for any legal purpose. The actual measurements may vary slightly from those shown on the plan. The actual measurements may vary slightly from those shown on the plan. The actual measurements may vary slightly from those shown on the plan.

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.