

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Canute Close, Canewdon, Rochford, SS4 3PX



Guide Price:
£475,000 - £500,000

Situated in the semi rural village of Canewdon is this spacious four/five bedroom semi detached family home with a rear garden backing onto open fields and large driveway providing off street parking for several vehicles. Within walking distance to local school and shops.

Council Tax Band: D. EPC Rating: C.
OFFERED WITH NO ONWARD CHAIN. Our Ref: 18291.

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

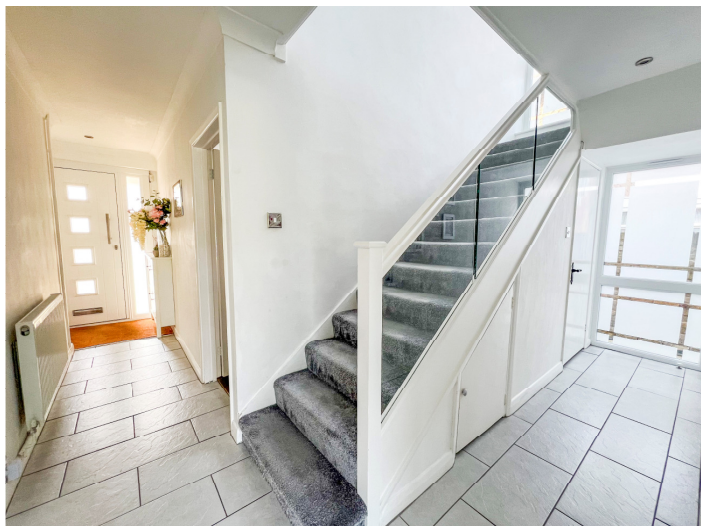
sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com



Entrance under **STORM PORCH** via double glazed door to entrance hall.

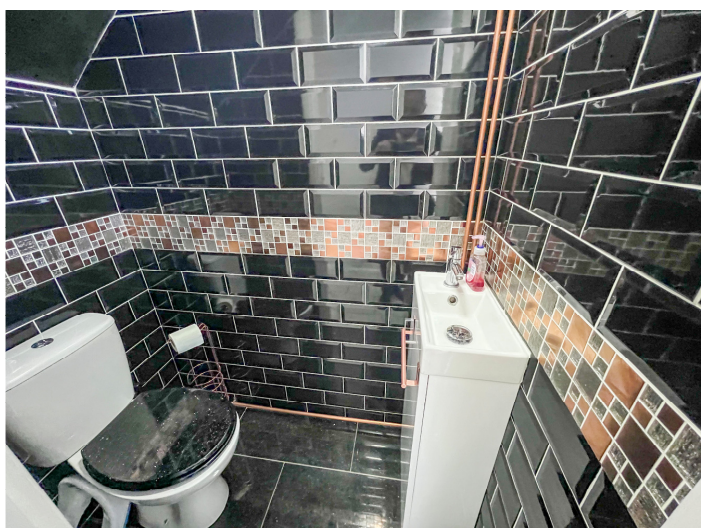
ENTRANCE HALL

Tiled flooring. Coved cornice to plastered ceiling with inset spotlights. Stairs to first floor accommodation.



GROUND FLOOR WC

A two piece suite comprising inset wash hand basin with vanity storage below and close coupled wc. Tiled walls. Tiled flooring.



LOUNGE/DINER 30' 4" x 14' 10" (9.25m x 4.52m)

Double glazed windows to front aspect. Double glazed sliding patio doors providing access to rear garden. Radiator. Laminate flooring. Plastered ceiling. Open to kitchen.



KITCHEN 9' 9" x 9' (2.97m x 2.74m)

uPVC double glazed window to rear aspect. A comprehensive range of base and eye level units incorporating work surface with inset sink drainer unit. Built in oven with extractor hood. Space for washing machine and dishwasher. Integrated fridge freezer. Laminate flooring. Plastered ceiling.



FIRST FLOOR LANDING

Large obscure double glazed window to side aspect. Access to loft. Radiator.



BEDROOM ONE 14' 8" x 13' 3" (4.47m x 4.04m)

Double glazed window to front aspect. Storage cupboard. Radiator. Coved cornice to plastered ceiling.



BEDROOM/STUDY 15' 2" x 11' 2" (4.62m x 3.4m)

uPVC double glazed window to front aspect. Radiator. Laminate flooring. Coved cornice to plastered ceiling.



BEDROOM TWO 14' 3" x 10' 11" (4.34m x 3.33m)

Double glazed window front aspect. Double glazed window opening out to balcony. Radiator. Coved cornice to plastered ceiling.



BEDROOM THREE 11' 10" x 10' 11" (3.61m x 3.33m)

Double glazed window to front aspect. Radiator. Coved cornice to plastered ceiling.



BEDROOM FOUR 8' 6" x 5' 9" (2.59m x 1.75m)

Double glazed window to rear aspect. Laminate flooring. Coved cornice to plastered ceiling.

BATHROOM 8' 11" x 8' 6" (2.72m x 2.59m)

Obscure double glazed window to rear aspect. A four piece suite comprising panelled bath, shower cubicle, pedestal wash hand basin and close coupled wc. Towel rail. Tiled walls. Tiled flooring.



EXTERIOR.

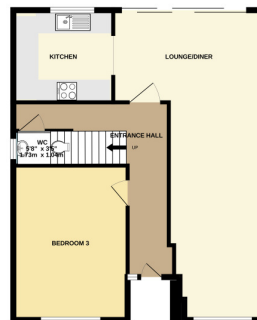
The **REAR GARDEN** measures approximately 50ft (15.24m) commencing with patio area leading to garden which backs onto open fields. Laid to lawn. Decking area. Shed to remain. Wrapping about the side leading to gate to front.



The **FRONT** has a small lawn area and spacious driveway providing off street parking for several vehicles.

GROUND FLOOR
724 sq.ft. (67.2 sq.m.) approx.

1ST FLOOR
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA: 1385 sq.ft. (128.7 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplans, measurements are approximate. Views and floor levels are approximate and not guaranteed to match the actual property. The layout, fixtures and appliances shown here are for illustrative purposes only and should not be relied upon as such for any legal proceedings. The layout, fixtures and appliances shown here are for illustrative purposes only and should not be relied upon as such for any legal proceedings.

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.