

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Central Avenue, Hadleigh, Daws Heath, SS7 2NR



£350,000

WILLIAMS and DONOVAN are pleased to bring to the market with the benefit of NO ONWARD CHAIN, this spacious two bedroom semi-detached bungalow. This property benefits from having a 20' 6" lounge; two double bedrooms; driveway for parking three vehicles and a lovely mature 75' South backing rear garden and offers the perfect opportunity to create your own peaceful, idyll in the heart of Daws Heath.
EPC rating - TBC. Our ref: 15508

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Accommodation comprises:

Entrance via double glazed door to:

HALLWAY

Skimmed ceiling. Loft access. Obscure secondary glazed window to side aspect. Wall lighting. Airing cupboard housing hot water cylinder. Doors to:

LOUNGE 20' 6" x 10' 4" (6.25m x 3.15m)

Skimmed ceiling. Double glazed patio doors leading to and overlooking REAR GARDEN. Feature fireplace with gas fire insert. Wall lighting. Opening to:



KITCHEN 12' 5" x 8' 5" (3.78m x 2.57m)

Skimmed ceiling. Double glazed windows to side and rear aspects. Double glazed door to side aspect. Range of base and eye level units with roll edged working surfaces. Inset stainless steel sink drainer. Space for cooker with extractor hood over. Space for fridge/freezer. Space for washing machine. Space for tumble dryer. Wall mounted boiler. Tiled walls. Radiator.



BEDROOM ONE 16' x 10' 4" (4.88m x 3.15m)

Skimmed ceiling. Built in wardrobes. Radiator.



BEDROOM TWO 11' x 8' 7" (3.35m x 2.62m)

Skimmed ceiling. Obscure secondary glazed window to front aspect. Double glazed window to side aspect. Radiator.



BATHROOM 8' 1" x 5' 1" (2.46m x 1.55m)

Skimmed ceiling. Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and panelled bath with electric shower. Radiator. Tiled walls.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a paved driveway providing off street parking for three vehicles, with **CAR PORT**. Shrub borders.

As previously mentioned, the mature South backing **REAR GARDEN** measures approx. 75' and commences with paved patio leading to lawn. Shrub borders. Shed to remain. Exterior lighting. Outside tap. Gated side access.



GROUND FLOOR
697 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA : 697 sq.ft. (64.8 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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