

Biscay, Eastwood, SS2 6HD



£ 342,000

Situated in a quiet cul de sac position is this extended four bedroom home which has been vastly improved by the current owner providing open plan accommodation to the ground floor with recently fitted first floor luxury shower room. Occupying a corner position with a spacious rear garden with driveway to rear providing off street parking for two vehicles. EPC Rating: TBC. Our Ref: 17157.



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Company No. 4510230 VAT Registration No. 725 9879 75

Entrance via uPVC glazed entrance door to entrance hall.

ENTRANCE HALL

GROUND FLOOR SHOWER ROOM

A three piece suite comprising fully tiled shower cubicle, wash hand basin with vanity storage below and low level wc. Tiled flooring. Chrome heated towel radiator. Extractor fan.



LOUNGE 18' 6" x 10' 10" (5.64m x 3.3m)

Double glazed window to front aspect. Wood effect flooring. Feature wall with space and housing for wall mounted TV. Electric fire. Coving to plastered ceiling. Radiator. Open plan to kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM (L-SHAPED) 20' 6" max x 15' 5" max (6.25m x 4.7m)

KITCHEN AREA

Double glazed window to side aspect. A comprehensive range of modern black high gloss base and eye level units incorporating white work surface with sink drainer unit. Space for freestanding Range cooker with extractor chimney above. Integrated dishwasher. Integrated washing machine. Space and housing for American style fridge freezer. Coving to plastered ceiling with inset spotlighting. Tiled flooring.



DINING AREA

Tiled flooring. Radiator. Coving to plastered ceiling. Contemporary log burner. Open plan to conservatory.



CONSERVATORY

Glass roof lantern. Plastered ceiling with inset spotlighting. Two sets of double glazed French doors providing access to rear garden. Radiator.



FIRST FLOOR LANDING

BEDROOM ONE 15' 6" x 9' 10" (4.72m x 3m)

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



BEDROOM TWO 9' 10" x 8' 11" (3m x 2.72m)

Double glazed window to front aspect. Radiator. Coving to plastered ceiling. Wood effect flooring. Mirror fronted sliding wardrobes to one wall.



BEDROOM THREE 11' 6" x 10' 8" (3.51m x 3.25m)

Double glazed window to rear aspect. Radiator. Coving to plastered ceiling. Mirror fronted sliding wardrobes to one wall.



BEDROOM FOUR 7' max x 4' 3" max (2.13m x 1.3m)

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



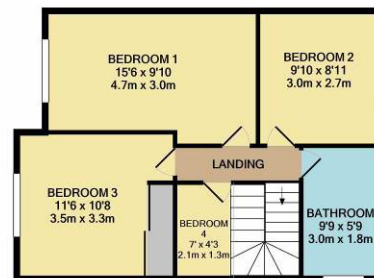
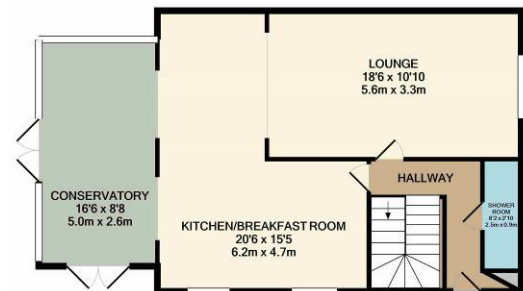
LUXURY SHOWER ROOM (RECENTLY FITTED)

Obscure double glazed window to side aspect. A three piece suite comprising double walk in shower cubicle with water fall shower head and full height glass screen, wall hung vanity unit with table top circular wash hand basin and low level wc. Chrome heated towel radiator. Part tiled walls. Tiled flooring. Plastered ceiling with inset spotlighting.



EXTERIOR.

The **REAR GARDEN** is laid to lawn with feature decking seating areas. Secluded area currently being used for hot tub (which could remain, subject to separate negotiation). Many flower, shrub and tree areas. Gate providing access to own driveway providing off street parking for two vehicles.



1ST FLOOR
APPROX. FLOOR
AREA 499 SQ.FT.
(46.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1184 SQ.FT. (110.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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