

## Ashingdon Heights, Ashingdon, SS4 3TH



£650,000

Situated in the much sought after Ashingdon Heights development is this stunning, extended four bedroom detached family home benefiting from having luxury open plan ground floor accommodation, en suite, to master bedroom, with vaulted ceiling, rear garden in excess of 150ft backing directly onto open fields, far reaching views to the rear, detached garage and own driveway. Walking distance to all local amenities. Viewing highly recommended. EPC Rating: C. Our Ref 15204



Tel: 01702 200666 [www.williamsanddonovan.com](http://www.williamsanddonovan.com)

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU email: [hockleysales@williamsanddonovan.com](mailto:hockleysales@williamsanddonovan.com)

Company No. 4510230 VAT Registration No. 725 9879 75



Entrance via double glazed entrance door to

### **ENTRANCE HALL**

Double glazed window to the front aspect. Stairs to first floor accommodation. Wood effect flooring. Under floor heating. Coving to plastered ceiling. Contemporary vertical radiator.



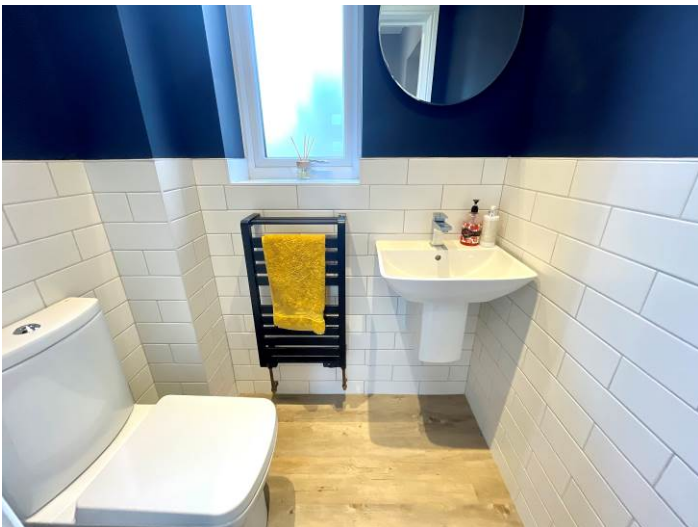
### **LOUNGE 19' 6" x 12' 9" (5.94m x 3.89m)**

Double glazed window to the front aspect. Double glazed bi-fold doors providing access to rear garden. Custom built feature entertainment wall with inset log burner. Wood effect flooring. Plastered ceiling. Radiator.



### **GROUND FLOOR CLOAKROOM/WC**

Obscure double glazed window to the side aspect. Low level WC. Wall mounted wash hand basin. Wood effect flooring. Part tiled walls. Plastered ceiling. Inset spot lights. Contemporary ladder style radiator.



**KITCHEN/BREAKFAST ROOM 26' 10" max x 19' 11" max (8.18m x 6.07m)**

Double glazed window to the front aspect. Double glazed window to the rear aspect. Double glazed bi-fold doors providing access to rear garden. Comprehensive range of modern, high gloss base and eye level units. Wood effect work surfaces. Inset sink drainer unit. Tiled splash backs. Under unit lighting. Integrated twin oven. Housing for American style fridge/freezer. Island unit incorporating breakfast bar, drawer storage and Induction hob with contemporary extractor chimney over. Wood effect flooring. Under floor heating. Coving to plastered ceiling. Inset spot lights. Contemporary vertical radiator.



**UTILITY ROOM 8' 4" x 7' 2" (2.54m x 2.18m)**

Base and eye level units. Space and plumbing for appliances.

## FIRST FLOOR ACCOMMODATION

### GALLERIED LANDING

Double glazed window to the front aspect. Double storage cupboard.

### BEDROOM ONE 13' 6" x 12' 9" (4.11m x 3.89m)

Double glazed window to the front aspect. Coving to plastered ceiling. Inset spot lights. Radiator.



### VAULTED CEILING LUXURY EN SUITE 11' 2" x 11' 2" (3.4m x 3.4m)

Obscure double glazed window to the front aspect. Double glazed windows to part vaulted ceiling. Low level WC. Wall mounted twin wash hand basins with chrome mixer tap and vanity storage below. Free standing bath with wall mounted chrome mixer tap and shower attachment. Walk-in shower enclosure with wall mounted chrome mixer tap and shower attachment. Walk-in shower enclosure with wall mounted chrome mixer tap and waterfall shower head. Tiled floor. Part tiled walls incorporating inset shelving with LED lighting. Contemporary vertical chrome radiator.



**BEDROOM TWO 13' 2" x 9' 11" (4.01m x 3.02m)**

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



**BEDROOM FOUR 9' 7" x 8' 4" (2.92m x 2.54m)**

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



**BEDROOM THREE 12' 9" x 10' (3.89m x 3.05m)**

Double glazed window to the front aspect. Coving to plastered ceiling. Radiator.



**FAMILY BATHROOM 10' x 6' 10" (3.05m x 2.08m)**

Obscure double glazed window to the rear aspect. Low level WC. Pedestal wash hand basin. Panelled bath with chrome mixer tap and telephone handset shower attachment. Tiled floor. Part tiled walls. Radiator.



## EXTERIOR.

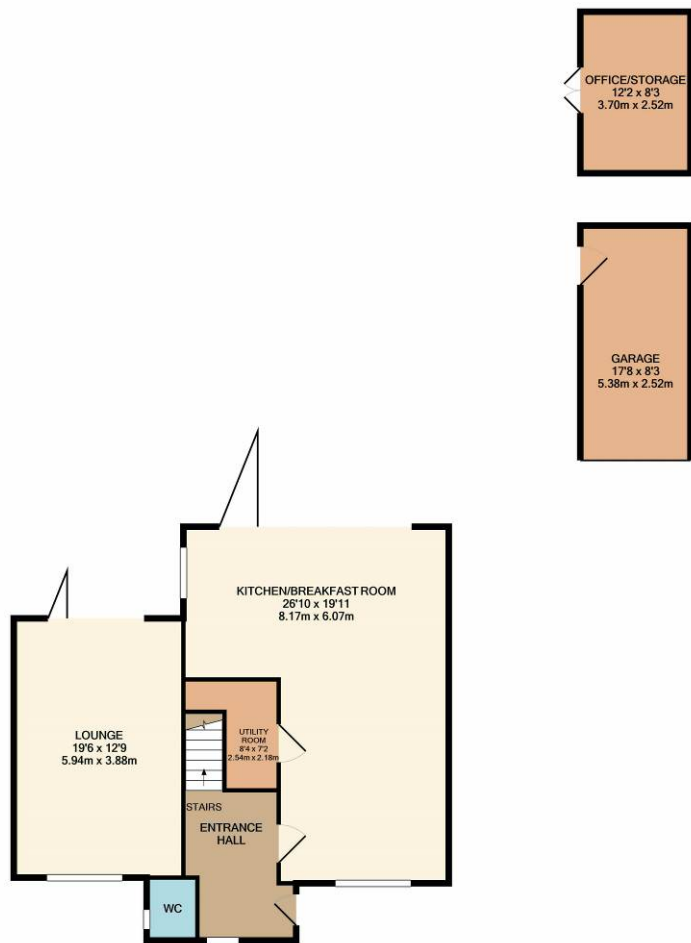
The **REAR GARDEN** has far reaching views across open fields, measures in excess of **150ft (45.72m)** and commences with landscaped patio area with solid wood decking and shingle surround. **PERGOLA**. **SHED/OFFICE/STORAGE 12' 2" x 8' 3" (3.71m x 2.51m)** with double glazed door, power and light. Laid lawn. Picket fencing to the rear leading to **PLAY AREA**. Further gate providing access to woodland with countryside walks. Gate providing access to the front.



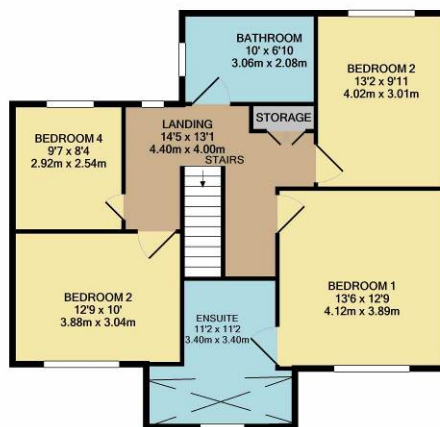
The **FRONT** has own driveway providing off-street parking which in turn leads to **DETACHED GARAGE** (the current owners have converted half to provide workshop) **17' 8" x 8' 3" (5.38m x 2.51m)** with up and over door, power and light, personal door to garden.







GROUND FLOOR  
APPROX. FLOOR  
AREA 1078 SQ.FT.  
(100.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 831 SQ.FT.  
(77.2 SQ.M.)  
TOTAL APPROX. FLOOR AREA 1908 SQ.FT. (177.3 SQ.M.)  
Made with Metropix 6/20/21

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.