



DAVID ABBOTT

Estate Agents



DRAFT COPY:

I confirm that i have checked all these particulars and they are correct in all respects.

Name:

Signature: Date:

Westlake Avenue, Bowers Gifford, Basildon, SS13 2JJ

Asking price £500,000



DAVID ABBOTT ESTATE AGENTS - Are offering this DETACHED house located in a SOUGHT AFTER road in the popular BOWERS GIFFORD area. The property offers FOUR large bedrooms to the first floor (bedroom one with en-suite) and family bathroom. To the ground floor there are THREE reception rooms, cloakroom, UTILITY room, spacious hallway and KITCHEN/DINER. To the exterior there is a good sized rear garden with games room, ample parking to the front and a garage, The property has the added advantage of backing on to fields and being offered with NO ONWARD CHAIN. Energy C 74.



Entrance

Obscure glazed entrance door to hallway with side panel.

Hallway

Spacious hallway with tiled flooring, stairs to first floor, two radiators, under stairs storage, power points,

Study 11'0 x 7'4 (3.35m x 2.24m)

Double glazed window to side and front aspect, tiled flooring, radiator, power points.

Dining Room 15'9 x 9'7 (4.80m x 2.92m)

Double glazed bow style window to front aspect, radiator, laminate style flooring, power points, wall lights.

Cloakroom

Obscure double glazed window to side aspect, tiled flooring, low flush w/c, radiator, wash hand basin with mixer taps and storage under.

Lounge 19'6 x 17'7 (5.94m x 5.36m)

Double glazed window to rear aspect, double glazed French doors to rear aspect, radiator, wall lights, feature fire place with gas fire.

Kitchen/Diner 19'6 x 11'8 (5.94m x 3.56m)

Double glazed bi-fold doors to rear aspect, range of eye and base level units, granite work tops, one and a half sink and drainer with mixer taps, integrated hob with extractor over, integrated double oven, integrated dishwasher, integrated fridge and freezer, integrated microwave, integrated wine cooler, two radiators, under counter lighting, tiled splash backs, tiled flooring.

Utility Room 11'0 x 7'4 (3.35m x 2.24m)

Obscure double glazed door and window to side aspect, tiled flooring, radiator, power points, eye and base level units,

roll top work surfaces, stainless steel sink and drainer, tiled splash backs, spot lights, radiator, cupboard housing boiler.

Landing

Double glazed window to front aspect, power points, doors off, airing cupboard.

Bedroom One 16'3 x 12'8 (4.95m x 3.86m)

Double glazed window to rear aspect, range of fitted wardrobes with sliding mirrored doors, spot lights, power points, radiator, door to en-suite.

En-Suite

Skylight window to side aspect, double shower cubicle, wash hand basin with mixer taps in vanity sink unit, low flush w/c, tiled to visible walls, spot lights, towel rail.

Bedroom Two 12'5 x 11'9 (3.78m x 3.58m)

Double glazed window to front aspect, radiator, power points.

Bedroom Three 12'5 x 11'9 (3.78m x 3.58m)

Double glazed window to rear aspect, radiator, power points.

Bedroom Four 10'9 x 10'9 (3.28m x 3.28m)

Double glazed window to front aspect, radiator, power points, loft access.

Bathroom

Obscure double glazed window to side aspect, panel bath with mixer taps and mixer shower attachment, low flush w/c incorporating storage cupboard, wash hand basin with mixer taps, towel rail, part tiled to wall, laminate style flooring, wall light.

Rear Garden

Commencing patio area, part laid to lawn, borders, backing on to fields, side access, side door to garage.

Games Room

Brick built out building which would make an ideal games room or extra storage.

Garage

Electric powered door to front, power and light.

Front Of Property

Block paved driveway giving ample parking.



