

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Sawcotts Way, Grays, RM16 2DG



**GUIDE PRICE £415,000 - £425,000**

On the desirable Quantum development, within Woodside Academy school catchment is this immaculate three bed roomed semi detached house. This property benefits from having 16' 6" lounge; ground floor cloakroom; modern fitted kitchen with integrated appliances; off street parking and must be viewed to appreciate the accommodation on offer. EPC rating - TBC. Our ref: 15711

Phoenix House, 211 High Road, Benfleet, Essex SS7 5HY

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# Sawcotts Way, Grays, RM16 2DG

Accommodation comprises:

Entrance via obscure composite door to:

**RECEPTION HALL 13' 1" x 6' 8" (3.99m x 2.03m)** Skimmed ceiling. Stairs to FIRST FLOOR ACCOMMODATION with under stairs storage cupboard. Radiator. Laminate wood effect flooring. Doors to:

**LOUNGE 16' 6" x 12' 8" reducing to 11' 4" (5.03m x 3.86m > 3.45m)**

Skimmed ceiling. UPVC double glazed window, with fitted blinds, to rear aspect. UPVC double glazed French style doors, with fitted blinds, providing access to REAR GARDEN. Radiator. Laminate wood effect flooring.



**KITCHEN 9' 5" x 9' 2" (2.87m x 2.79m)**

Skimmed ceiling. UPVC double glazed window, with fitted blinds, to front aspect. Range of base and eye level units with roll edged working surfaces and matching upstands. Inset one and a half stainless steel sink. Inset 4 ring gas hob

with extractor chimney over and double electric oven under. Integrated dishwasher. Integrated washing machine. Integrated fridge and freezer. Tiled splashbacks. Tiled floor.

**GROUND FLOOR CLOAKROOM 4' 9" x 2' 6" (1.45m x 0.76m)**

Skimmed ceiling. Two piece white suite comprising close coupled w/c and pedestal mounted hand wash basin. Radiator. Tiled floor.

**FIRST FLOOR LANDING**

Skimmed ceiling. Doors to:

**BEDROOM ONE 14' 3" x 9' 4" reducing to 7' 6" (4.34m x 2.84m > 2.29m)**

Skimmed ceiling. UPVC double glazed window, with fitted blinds, to rear aspect. Radiator.



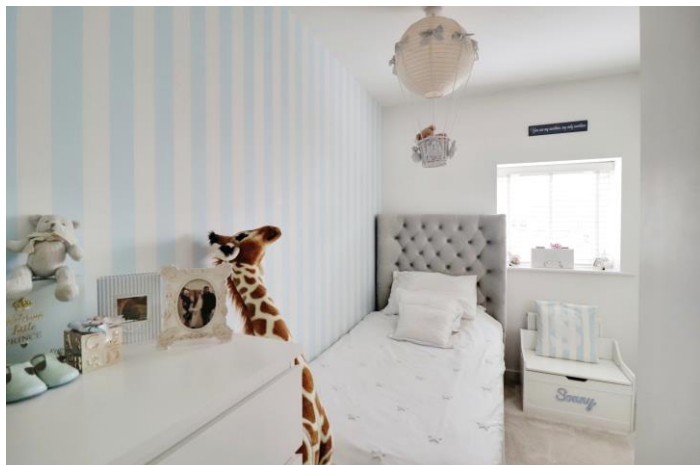
**BEDROOM TWO 12' x 9' 5" (3.66m x 2.87m)**

Skimmed ceiling. UPVC double glazed window, with fitted blinds, to rear aspect. Radiator.



**BEDROOM THREE 10' 5" x 9' 4" reducing to 5' (3.18m x 2.84m > 1.52m)**

Skimmed ceiling. UPVC double glazed window, with blinds to remain, to rear aspect. Radiator.



**BATHROOM**

Skimmed ceiling. Obscure double glazed window to rear aspect. Three piece white suite comprising close coupled w/c, pedestal mounted hand wash basin and panelled bath with shower over. Part tiled walls. Radiator. Tiled floor.



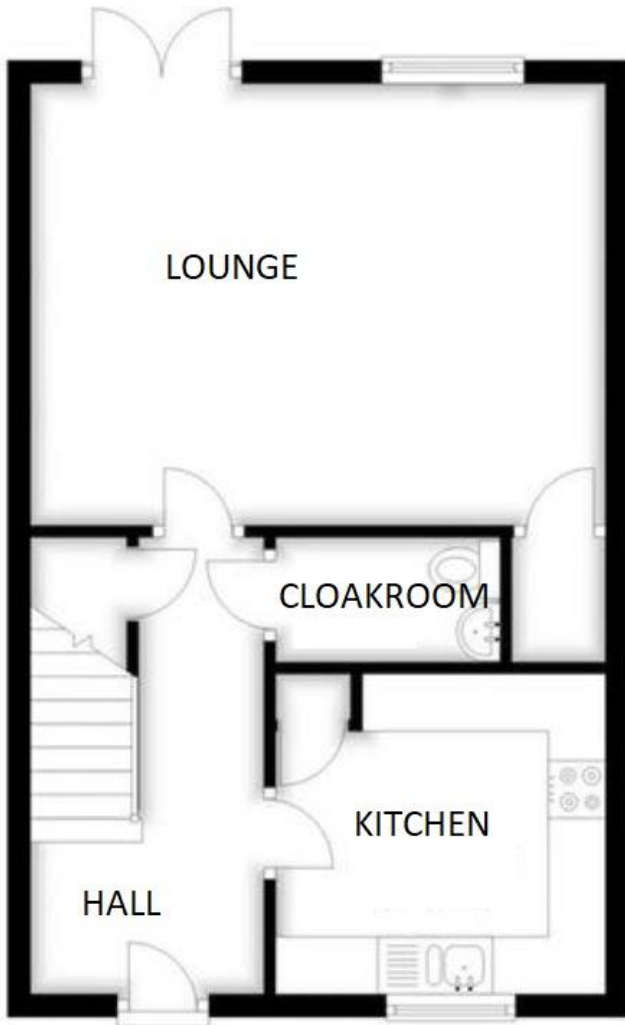
**OUTSIDE OF PROPERTY:**

To the **FRONT** of the property is a courtyard with shingle flower bed, hedging and pathway to front door. Block paved driveway providing off street parking for two vehicles. Gated side access.

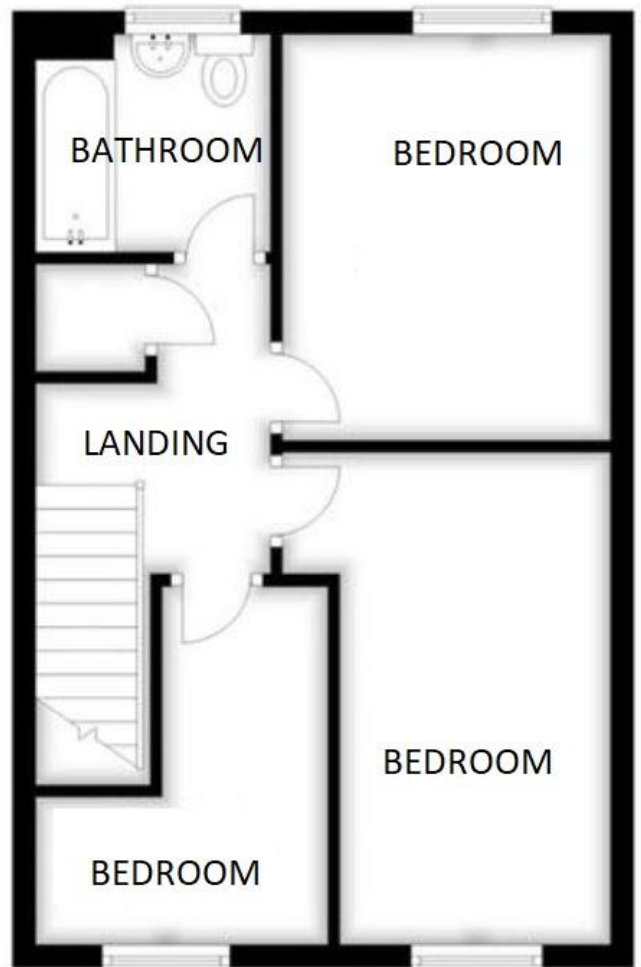
The **REAR GARDEN** measures approx. 30'. Commencing with porcelain paved patio leading to lawn area. Shed to remain. Fencing to all boundaries.



## GROUND FLOOR



## FIRST FLOOR



### 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.