

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Highlands Road, Bowers Gifford, SS13 2HR



GUIDE PRICE £750,000

WILLIAMS and DONOVAN - this impressive four/six bedroom detached house situated in a sought after Bowers Gifford location, benefits from having three reception rooms, two of which could be used as further bedrooms; spacious kitchen/breakfast room; separate large utility room; dining room and bedroom with ensuite. The property further benefits from having an approx. 90' West backing rear garden with cabin and large driveway with off street parking for numerous vehicles. EPC rating - D. Our ref: 14753

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Highlands Road, Bowers Gifford, SS13 2HR

Accommodation comprises:

Entrance via composite door to:

ENTRANCE HALL

Obscure double glazed window to front aspect. Skimmed ceiling. Stairs to FIRST FLOOR ACCOMMODATION. Radiator. Karndean flooring. Doors to:



GROUND FLOOR CLOAKROOM

Two piece suite comprising low level w/c and hand wash basin. Radiator. Extractor fan. Tiled walls. Tiled floor.

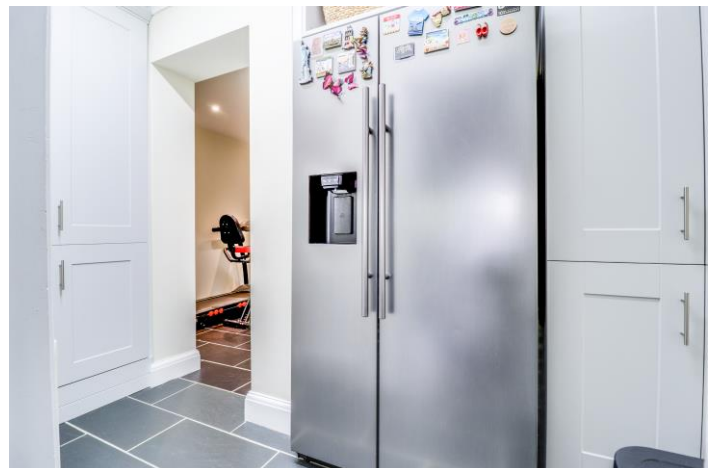
KITCHEN/BREAKFAST ROOM 15' 3" x 12' 8" (4.65m x 3.86m)

Skimmed ceiling. Spotlight insets. Double glazed window to rear aspect. Comprehensive range of base and eye level units. Quartz working surfaces. Twin butler sink. Inset 5 ring induction hob. Built in electric oven. Integrated dishwasher. Integrated fridge. Central island with matching working surfaces and storage beneath. Barn style door to side aspect.



UTILITY ROOM 14' 1" x 9' 8" reducing to 7' 1" (4.29m x 2.95m > 2.16m)

Skimmed ceiling. Spotlight insets. Personal door to GARAGE/STORAGE. Range of base and eye level units. Space and plumbing for washing machine. Space for tumble drier. Space for fridge/freezer. Built in storage cupboards. Radiator. Tiled floor.



LOUNGE 20' 1" x 15' 10" (6.12m x 4.83m)
Skimmed ceiling. Two sets of double glazed French style doors leading to ORANGERY/DINING ROOM. Feature brick built fireplace with gas fire. Wall lights. Two radiators.



ORANGERY/DINING ROOM 15' 10" x 12' 8" (4.83m x 3.86m)

Double glazed windows to side and rear aspects. Double glazed French style doors leading to REAR GARDEN.



PLAYROOM 14' 1" x 9' 4" (4.29m x 2.84m)
Skimmed ceiling. Double glazed window to front aspect. Radiator.



SITTING ROOM/SNUG 13' 8" x 9' 9" (4.17m x 2.97m)

Skimmed ceiling. Double glazed bay window to front aspect. Radiator.



FIRST FLOOR LANDING

Skimmed ceiling. Double glazed window to front aspect. Airing cupboard housing hot water cylinder. Radiator. Doors to:

BEDROOM ONE 15' 2" x 13' 4" (4.62m x 4.06m)

Skimmed ceiling. Double glazed window to rear aspect. Fitted wardrobes. Radiator. Door to:



ENSUITE

Skimmed ceiling. Spotlight insets. Three piece suite comprising low level w/c, hand wash basin with storage beneath and shower cubicle with mixer shower. Heated chrome towel rail. Extractor fan. Tiled walls. Tiled floor.



BEDROOM TWO 16' 1" x 13' 1" (4.9m x 3.99m)
Skimmed ceiling. Double glazed window to front aspect. Fitted wardrobes. Eaves storage. Radiator.



BEDROOM THREE 15' 2" x 9' 1" (4.62m x 2.77m)
Skimmed ceiling. Double glazed window to front aspect. Radiator.



BEDROOM FOUR 11' 6" x 9' 10" (3.51m x 3m)
Skimmed ceiling. Double glazed window to rear aspect. Radiator. Laminate wood flooring.



FAMILY BATHROOM

Skimmed ceiling. Spotlight insets. Obscure double glazed window to rear aspect. Four piece suite comprising low level w/c, hand wash basin with storage beneath, panelled bath and shower enclosure with rainfall shower head. Heated chrome towel rail. Extractor fan. Tiled floor with under floor heating.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property, a paved in and out driveway provides off street parking for three vehicles and access to **GARAGE/STORAGE**.

As previously mentioned, the **REAR GARDEN** is West backing and measures approx. 90'. Commencing with paved patio leading to lawn. Hard standing area suitable for hot tub. Flower and shrub borders. Outside lighting. Outside tap. External power.



CABIN 18' 7" x 12' 2" (5.66m x 3.71m)

Access via double glazed French style doors.
Double glazed window to front. Bespoke custom made wooden bar. Air conditioning unit.
Laminate flooring. Sheltered seating area outside. Door to storage shed, with power and lighting.



GARAGE/STORAGE 8' 2" x 6' 5" (2.49m x 1.96m)

With roller shutter door. Power and lighting.
Door to UTILITY ROOM.

GROUND FLOOR
1405 sq.ft. (130.6 sq.m.) approx.

1ST FLOOR
1039 sq.ft. (96.5 sq.m.) approx.



TOTAL FLOOR AREA : 2444 sq.ft. (227.1 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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