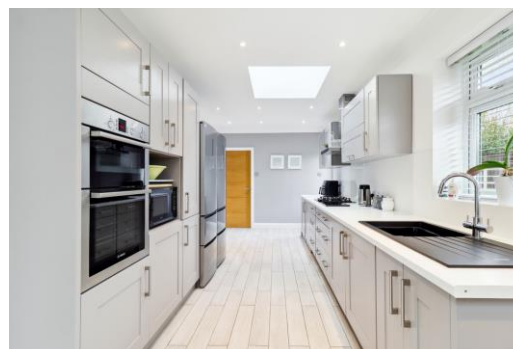


EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Windsor Road, Bowers Gifford, SS13 2LH



£600,000

Situated on a generously sized plot in a peaceful, semi-rural Bowers Gifford location, is this stunning three bedroom detached bungalow. This immaculately presented property benefits from having a spacious, modern kitchen/diner; 18' 1" lounge; conservatory; three double bedrooms; four piece bathroom suite with further cloakroom; 80' x 80' South backing rear garden and off street parking for numerous cars, motor home or caravan.

EPC rating - D. Our ref: 16031

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Accommodation comprises:

Entrance via composite door to:

PORCH

Skimmed ceiling. Double glazed windows to front and side aspects. Radiator. Tiled floor. Composite door to:

HALLWAY

Skimmed ceiling. Tiled floor. Opening to:

KITCHEN/DINER 26' 5" x 9' (8.05m x 2.74m)

Skimmed ceiling with spotlight insets. Double glazed Velux windows. Double glazed window to side aspect. Double glazed door to side aspect. Range of modern base and eye level units with roll edged working surfaces. Inset sink drainer. Inset 4 ring gas hob with extractor fan above. Built in double oven. Integrated dishwasher. Space for fridge/freezer. Space for washing machine. Space for tumble dryer. Radiator. Tiled floor. Opening to:



CONSERVATORY 16' x 9' 5" (4.88m x 2.87m)

Skimmed and vaulted ceiling. Double glazed windows to all sides. Double glazed French style doors to REAR GARDEN. Radiator. Tiled floor.



LOUNGE 18' 1" x 9' 8" (5.51m x 2.95m)

Skimmed ceiling. Double glazed windows to side and rear aspects. Double glazed French style doors to REAR GARDEN. Feature fireplace with electric fire. Tall designer radiator.



INNER HALLWAY

Skimmed ceiling with spotlight insets. Loft access with drop ladder. Built in storage cupboard. Radiator. Doors to:

BEDROOM ONE 14' 4" x 10' (4.37m x 3.05m)

Skimmed ceiling. Double glazed window to side aspect. Radiator.



BEDROOM TWO 12' 1" plus wardrobes x 8' 10" (3.68m x 2.69m)

Skimmed ceiling. Double glazed window to front aspect. Fitted wardrobes. Radiator.



BEDROOM THREE 10' 10" x 10' (3.3m x 3.05m)
Skimmed ceiling. Double glazed window to front aspect. Radiator.



BATHROOM 9' 9" x 5' 6" (2.97m x 1.68m)
Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Four piece suite comprising close coupled w/c, hand wash basin with storage beneath, panelled bath and shower cubicle with mixer shower. Tiled walls. Chrome heated towel rail. Tiled floor.



CLOAKROOM
Skimmed ceiling. Obscure double glazed window to side aspect. Two piece suite comprising close coupled w/c and

hand wash basin. Tiled floor.

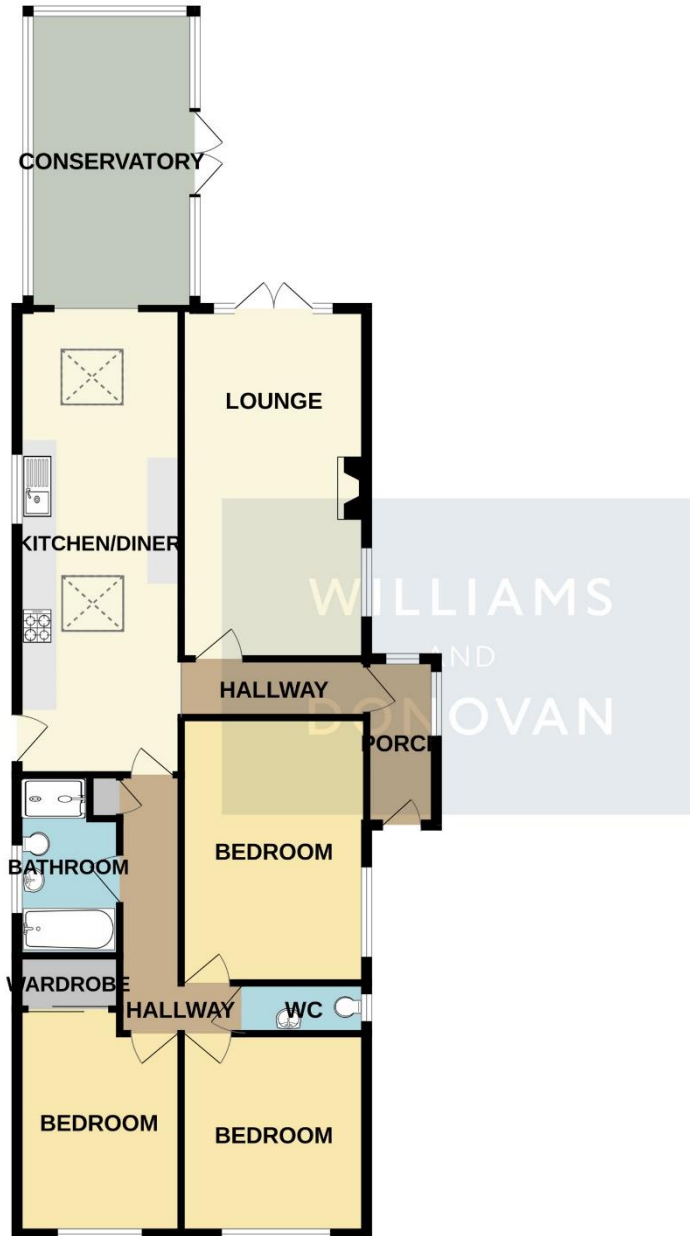
OUTSIDE OF PROPERTY: To the **FRONT** of the property is an extensive stone shingle driveway providing off street parking for multiple cars. Double car port with additional parking for two vehicles. The remainder is laid to lawn.



The **SOUTH BACKING REAR GARDEN** measures approx. 80' x 80'. Commencing with paved patio leading to lawn area. Flower and shrub bed borders. Decking area with attractive pergola over. Shed to remain. Double gates to side.



GROUND FLOOR
1109 sq.ft. (103.0 sq.m.) approx.



TOTAL FLOOR AREA : 1109 sq.ft. (103.0 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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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.