

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Highlands Road, Bowers Gifford, SS13 2HR



GUIDE PRICE £400,000 - £425,000

We are delighted to offer for sale with NO ONWARD CHAIN, this attractive three bedroom semi-detached bungalow situated in a desirable Bowers Gifford location. This well presented property benefits from having a modern kitchen/diner measuring 16' 8"; lounge measuring 17' 5"; three large bedrooms; driveway providing off street parking for three vehicles and an approx. 68' rear garden with outbuilding suitable as home office or gym. EPC rating - D. Our ref: 16268

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Highlands Road, Bowers Gifford, SS13 2HR

Accommodation comprises:

Entrance via composite door to:

PORCH

Double glazed windows to front and side aspects. Electric radiator. Laminate flooring. Door to:

HALLWAY

Skimmed ceiling with spotlight insets. Radiator. Laminate flooring. Doors to:

LOUNGE 17' 5" into bay x 10' 3" (5.31m x 3.12m)

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



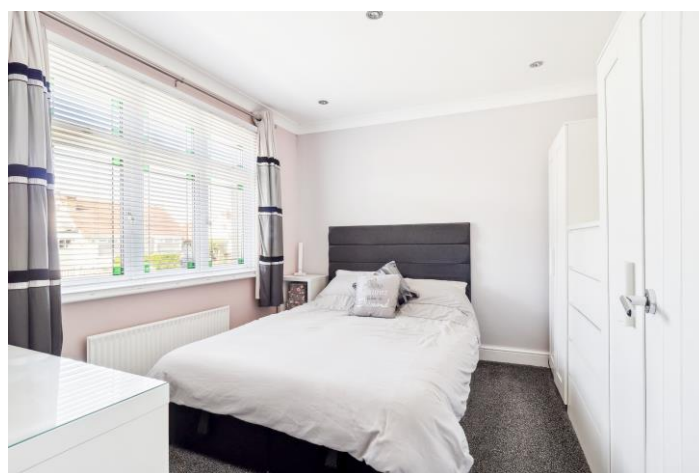
KITCHEN/DINER 16' 8" x 9' max. (5.08m x 2.74m)

Skimmed ceiling. Double glazed windows to side and rear aspects. Double glazed door to REAR GARDEN. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset one and a half stainless steel sink drainer. Inset 4 ring electric hob with extractor fan above and electric oven under. Space for fridge/freezer. Space for washing machine. Concealed wall mounted combi boiler. Electric radiator. Laminate flooring.



BEDROOM ONE 10' 7" x 10' 5" (3.23m x 3.18m)

Skimmed ceiling with spotlight insets. Double glazed window to front aspect. Radiator.



BEDROOM TWO 15' 10" x 7' 3" (4.83m x 2.21m)

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



BEDROOM THREE 12' 8" x 7' 6" (3.86m x 2.29m)

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



BATHROOM 11' x 5' 6" (3.35m x 1.68m)

Skimmed ceiling with skylight. Loft access. Three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and panelled bath with electric shower over. Chrome heated towel rail. Built in storage cupboard. Part tiled walls. Vinyl flooring.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a stone shingle driveway providing off street parking for three vehicles. External power.

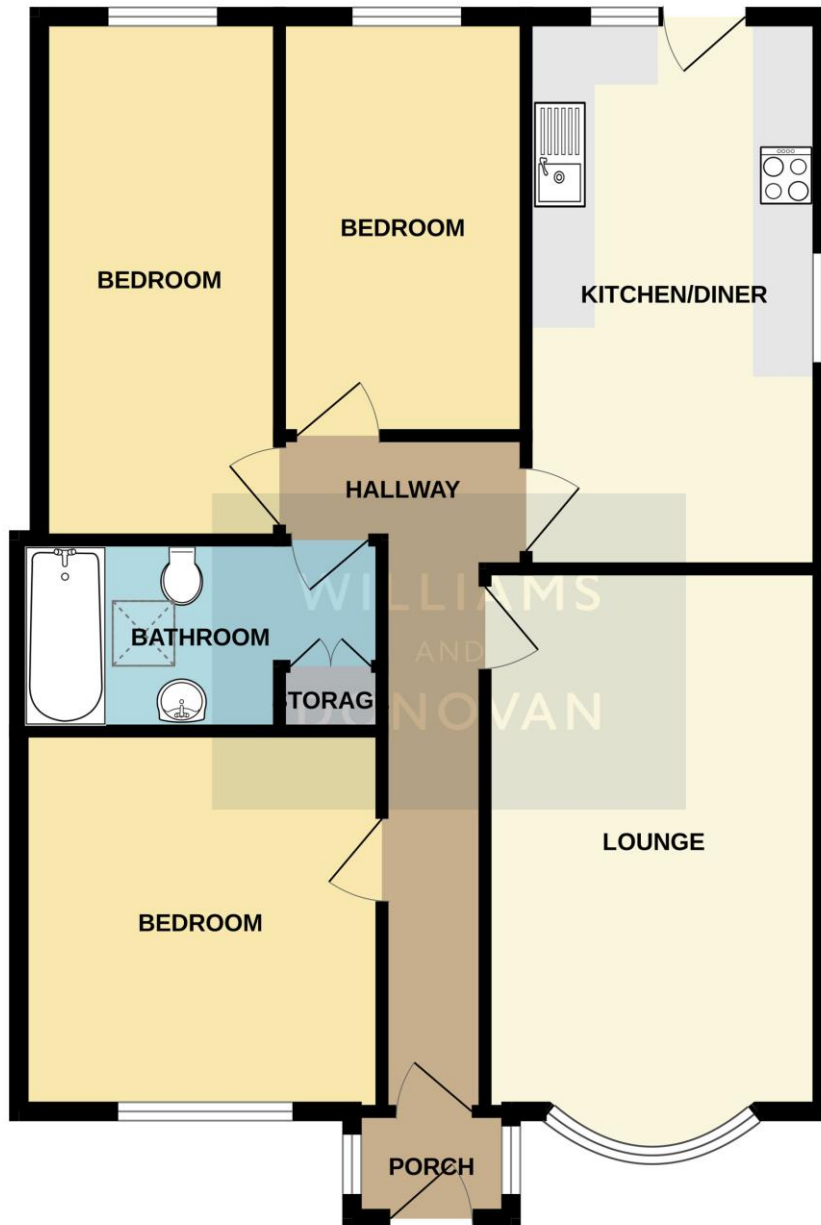
The **REAR GARDEN** measures approx. 66'. Commencing with decking area, with bar area, leading to lawn. Shrub borders. Outside tap. External power. Gated side access. Shed to remain.

OUTBUILDING 15' 3" x 6' 7" (4.65m x 2.01m)

Skimmed ceiling. Double glazed windows. UPVC double glazed door. Hot water connection. Power and lighting.



GROUND FLOOR
817 sq.ft. (75.9 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 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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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.