

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Highlands Road, Bowers Gifford, SS13 2HR



Guide Price £550,000 - £575,000

This well presented four bedroom detached chalet is situated in a desirable Bowers Gifford location and benefits from having two kitchens; three reception rooms, including spacious day room measuring 23' 6"; good sized bedrooms with ensuites to two bedrooms; ground floor bedroom with ground floor shower room; beautiful, landscaped 70' rear garden and off street parking for four vehicles. Offering annex or dual living potential.
EPC rating - C. Our ref: 16392

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

sales@wdbenfleet.com | sales@wdhockley.com | lettings@wdlets.com
01268 755252 | www.williamsanddonovan.com



Highlands Road, Bowers Gifford, SS13 2HR

Accommodation comprises:

Entrance via obscure composite door to:

PORCH

Skimmed ceiling. Obscure double glazed window to front aspect. Door to:

HALLWAY

Skimmed ceiling. Two storage cupboards. Wall radiator. Opening to KITCHEN. Doors to:

LOUNGE 14' 5" x 13' 9" (4.39m x 4.19m)

Coved and skimmed ceiling. UPVC double glazed window to side aspect. UPVC double glazed patio door providing access to DAY ROOM. Radiator.



DAY ROOM 23' 6" x 11' 5" (7.16m x 3.48m)

Vaulted ceiling. UPVC double glazed windows to side and rear aspects. UPVC double glazed French style doors leading to REAR GARDEN. Two radiators. Laminate wood effect flooring.

KITCHEN 13' 3" x 9' 9" (4.04m x 2.97m)

Skimmed ceiling with spotlight insets. UPVC double glazed patio door leading to DAY ROOM. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset one and a half bowl sink with chrome mixer tap. Inset 4 ring gas hob with extractor hood over and electric oven under. Integrated fridge/freezer. Integrated dishwasher. Integrated washing machine. Laminate flooring.

GROUND FLOOR SHOWER ROOM 8' 1" x 5' 10" (2.46m x 1.78m)

Skimmed ceiling with spotlight insets. Obscure uPVC double glazed window to side aspect. Three piece white suite comprising enclosed w/c, vanity mounted hand wash basin and double walk in shower cubicle. Part tiled walls. Ladder style towel rail. Tiled floor.

GROUND FLOOR BEDROOM 12' 2" x 9' 2" (3.71m x 2.79m)

Suitable to form part of an annex. UPVC double glazed window to front aspect. Built in wardrobes. Radiator.



SNUG 11' 10" x 8' 1" (3.61m x 2.46m)

Suitable to form part of an annex. Skimmed ceiling. UPVC double glazed window to front aspect. Radiator.



SECOND KITCHEN 16' 8" x 5' 7" (5.08m x 1.7m)

Suitable to form part of an annex. Vaulted and skimmed ceiling. UPVC double glazed window to front aspect. UPVC double glazed door providing access to REAR GARDEN. Range of base, eye level and floor to ceiling units with square edged working surfaces. Inset one and a half bowl sink drainer with chrome mixer tap. Inset 4 ring electric hob with extractor hood over. Twin eyeline electric oven. Space for fridge. Space for washing machine. Radiator.

STUDY AREA

Stairs to FIRST FLOOR ACCOMMODATION. Storage cupboard.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE 17' 2" x 11' (5.23m x 3.35m)

Skimmed ceiling with spotlight insets. UPVC double glazed window to rear aspect. Two radiators. Door to:



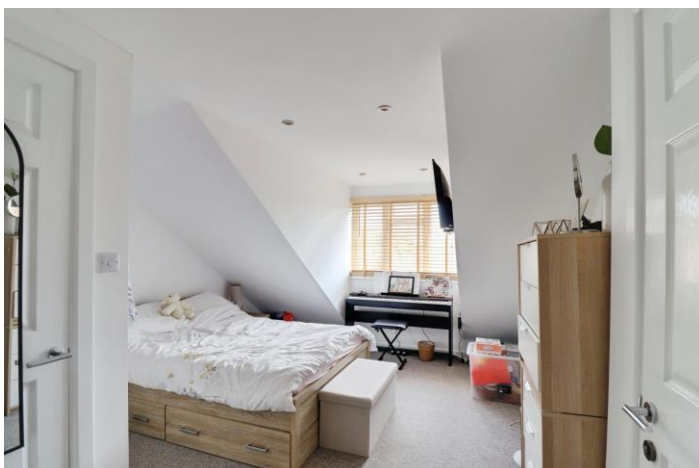
ENSUITE 15' 7" x 6' 3" (4.75m x 1.91m)

Skimmed ceiling with spotlight insets. Obscure uPVC double glazed window to side aspect. Four piece white suite comprising close coupled w/c, "his and hers" vanity mounted hand wash basins with chrome mixer taps, double ended panelled bath with chrome shower mixer tap and double walk in shower cubicle. Two towel rails.



BEDROOM TWO 17' 7" reducing to 10' 6" x 11' 5" (5.36m > 3.2m x 3.48m)

Skimmed ceiling with spotlight insets. Loft access hatch. Radiator. Door to:



ENSUITE 6' x 5' 8" (1.83m x 1.73m)

Skimmed ceiling with spotlight insets. Three piece white suite comprising close coupled w/c, vanity mounted hand wash basin with chrome mixer tap and double shower cubicle. Towel rail.

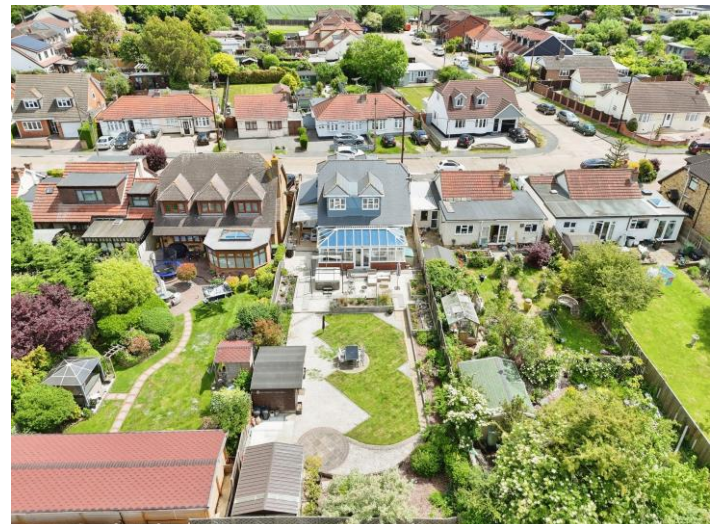
BEDROOM THREE 14' 5" x 7' 4" (4.39m x 2.24m)

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

OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a large block paved driveway providing off street parking for four vehicles. Central raised brick flower bed and side bed with various shrubs. Gated side access.

The **REAR GARDEN** has been beautifully landscaped and measures approx. 70' and commences with block paved patio with various raised sleeper flower beds with a variety of mature planting. Lawn area with shingle pathway to rear. Various flower beds with further shrubs and plants. Further patio at rear. Shed and summerhouse to remain.



GROUND FLOOR
1269 sq.ft. (117.9 sq.m.) approx.



1ST FLOOR
798 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA : 2067 sq.ft. (192.0 sq.m.) approx.
Made with Metropix ©2025

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.