

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Bowers Court Drive, Bowers Gifford, SS13 2HH



GUIDE PRICE £500,000 - £525,000

Offered for sale with NO ONWARD CHAIN and situated in a sought after Bowers Gifford cul-de-sac location, within easy reach of major routes via the Sadlers Farm interchange, is this spacious four double bedroom detached house. The property benefits from having a 19' 8" lounge; orangery with bi-folding doors to the rear garden; ground floor bedroom and bathroom; large garage with off street parking for four vehicles and a 70' x 40' rear garden.

EPC rating - D. Our ref: 16204

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

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



Bowers Court Drive, Bowers Gifford, SS13 2HH

Accommodation comprises:

Entrance via uPVC door to:

SPACIOUS ENTRANCE HALL 23' 10" x 8' 4"
reducing to 6' 7" (7.26m x 2.54m > 2.01m)

Double glazed windows to side aspect. Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Radiator. Doors to:



GROUND FLOOR BATHROOM 10' 6" x 9' 7" (3.2m x 2.92m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and corner bath with mixer shower over. Chrome heated towel rail. Tiled walls. Tiled floor.



GROUND FLOOR BEDROOM ONE 16' 9" x 10' 2"
(5.11m x 3.1m)

Double glazed windows to front and side aspects. Radiator.



KITCHEN 14' 2" narrowing to 11' x 10' 9" max.
(4.32m > 3.35m x 3.28m)

Skimmed ceiling with spotlight insets. Double glazed windows to side aspect. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset one and a half bowl sink drainer. Inset 4 ring induction hob with extractor hood above. Built in double electric oven. Space for fridge/freezer. Space for washing machine. Space for tumble dryer. Space for dishwasher. Radiator.



LOUNGE 19' 8" x 14' narrowing to 12' 9" (5.99m x 4.27m > 3.89m)

Skimmed ceiling. Double glazed window to side aspect. Double glazed patio doors to ORANGERY. Feature fireplace with electric fire. Wall lighting. Two radiators.

ORANGERY 20' x 12' 1" (6.1m x 3.68m)

Inset spotlights. Double glazed windows to all sides. Double glazed bi-folding doors opening to REAR GARDEN. Two ceiling fans. Two radiators.



FIRST FLOOR LANDING

Double glazed window to side aspect. Two radiators. Eaves storage cupboard. Doors to:

BEDROOM TWO 19' 7" x 13' 7" narrowing to 10' 10" (5.97m x 4.14m > 3.3m)

Double glazed window to rear aspect. Radiator.

BEDROOM THREE 19' 1" x 11' narrowing to 8' 2" (5.82m x 3.35m > 2.49m)

Double glazed window to side aspect. Loft access. Radiator.

BEDROOM FOUR 10' 10" narrowing to 8' 3" x 10' 7" (3.3m > 2.51m x 3.23m)

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



CLOAKROOM 4' 3" x 3' 10" (1.3m x 1.17m)

Skimmed ceiling with spotlight insets. Velux window. Two piece suite comprising close coupled w/c and hand wash basin with storage beneath. Radiator. Eaves storage cupboards.

OUTSIDE OF PROPERTY: To the **FRONT** of the property is a driveway providing off street parking for up to four vehicles and access to GARAGE. The remainder is laid to lawn with shrub borders.

The **REAR GARDEN** measures approx. 70' x 40' and commences with paved patio leading to lawn. Brick built flower beds. Exterior power and lighting. Outside tap. Gated side access to both sides.



GARAGE 20' x 10' (6.1m x 3.05m)

Electric roller shutter door. Double glazed window to rear. Power and lighting. Wall mounted combi boiler. Radiator.

GROUND FLOOR
1302 sq.ft. (121.0 sq.m.) approx.

1ST FLOOR
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA : 2037 sq.ft. (189.2 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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