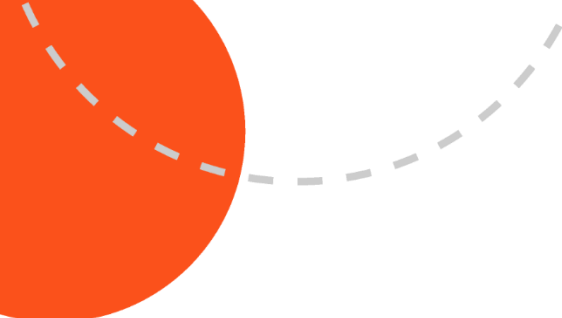




85, Princess Gardens, Ashingdon, Essex, SS4 3BJ  
Three Bedroom Semi-Detached House / Price: £395,000 / Tel: 01702 207720





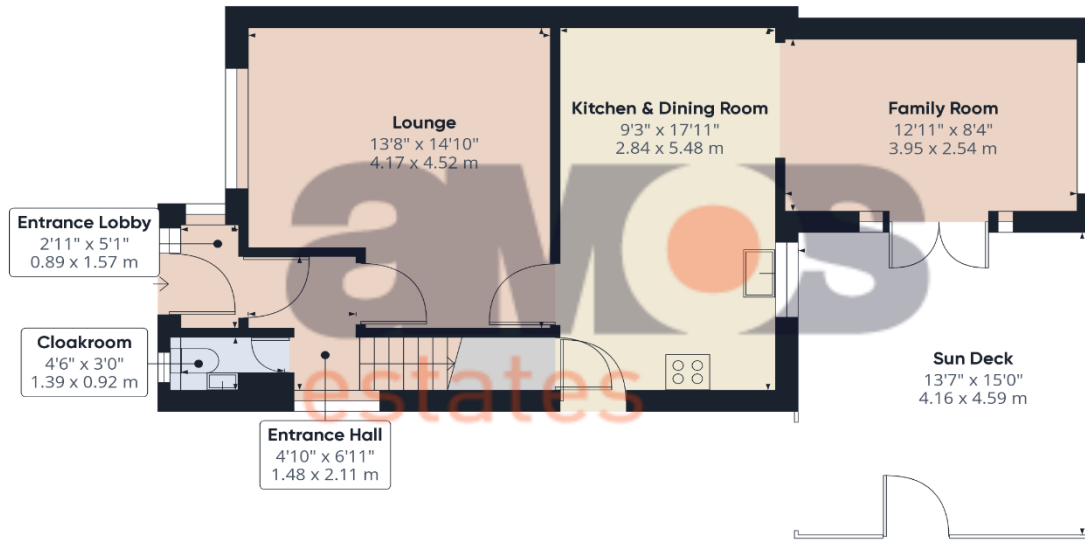


This is a really nice property to list for sale, the house provides extended living space to satisfy the requirements of the most demanding of families, the accommodation has a nice flow and is very well decorated all the way through the property. On the ground floor you find a useful cloakroom, a spacious lounge to the front and access to a stylish, well fitted kitchen with quartz work surfaces and space for a big dining table, at the rear of the property there is a wonderful family room/second lounge which looks out onto the landscaped rear garden. Upstairs the bathroom has a modern suite and the **three bedrooms** are all of a good size. Outside in addition to the sun decked garden you have a garage as well.

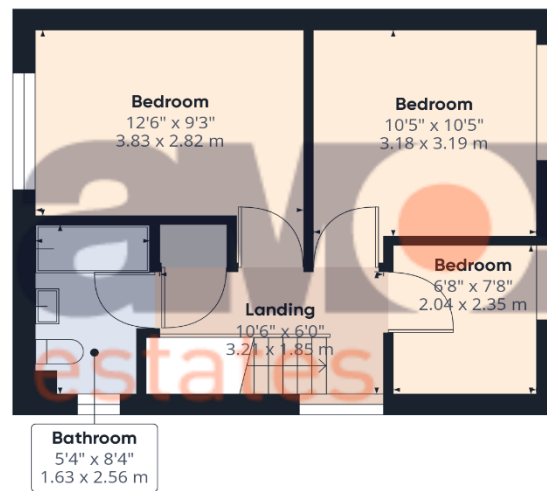
Location wise, you are close to local shops at Golden Cross Parade, Rochford train station is within easy access and local schools at King Edmund and Holt Farm are both a walk away. We have prepared a **360' virtual tour** of this property, why not take a look and then quickly make a viewing appointment to see the property in person, you will be impressed.

### Find us on





Floor 0



Floor 1

**A space to  
call home.**



## Highlights

- / Extended Family Home
- / Very Well Decorated Throughout
- / Lounge with Wood Panelled Feature Wall
- / Spacious Modern Kitchen and Dining Room
- / Family Room Overlooking the Garden
- / Ground Floor Cloakroom
- / Three Bedrooms
- / Stylish Bathroom Suite
- / Landscaped Garden with Sun Decks
- / Garage and Parking
- / Short Walk to Local Shops and Schools
- / EPC:





Double glazed entrance door leading to:

### Entrance Lobby /

5'1 x 2'1

Leadlight glazed panel, wall mounted light, smooth ceiling, wood door leading to:

### Entrance Hall /

6'11 x 4'10

Double glazed window to side aspect, wood effect floor, stairs to first floor living space with fitted carpet, plastered ceiling, radiator, power points, wood doors leading to rooms.

### Ground Floor Cloakroom /

4'6 x 3'0

White suite comprising of toilet and vanity unit with sink top, double glazed window, tiled floor and tiled wall area, plastered ceiling.

### Lounge /

14'10 x 13'8

Double glazed window to front aspect, wood effect floor, radiator, plastered ceiling, wood panelled feature wall, power points.



## Kitchen & Dining Room /

17'11 x 9'3

Fitted at both eye and base level in range of modern units with quartz working surface over, butler style sink with mixer tap, four ring gas hob with extractor fan over, integrated double oven, dishwasher, appliance space for washing machine and tumble dryer, microwave, space for dining table, wood floor covering, power points, radiator, plastered ceiling with inset spotlights, double glazed door to side aspect, power points, storage cupboard, open plan access to:

## Family Room /

12'11 x 8'4

Double glazed window to rear aspect and double-glazed doors with adjacent strip windows leading onto sun deck, wood floor covering, power points, plastered ceiling.

## Galleried Landing /

10'6 x 6'0

Fitted carpet, double glazed window to side aspect, plastered ceiling with loft access, airing cupboard, white wood doors leading to rooms off:

## Bedroom One /

12'6 x 9'3

Double glazed window to front aspect, plastered ceiling, radiator, power points, fitted carpet.





## Bedroom Two /

10'5 x 10'5

Double glazed window to rear aspect, fitted carpet, power points, radiator, plastered ceiling.

## Bedroom Three /

7'8 x 6'8

Double glazed window to rear aspect, radiator, fitted carpet, plastered ceiling, power points.

## Bathroom /

8'4 x 5'4

White suite comprising of toilet, vanity unit with sink top and mixer tap and p-shaped bath with wall mounted screen and rain cloud shower unit, tiled walls and floor, plastered ceiling with inset spotlights, chrome towel radiator, double glazed window.

## Rear Garden /

Sun deck to the immediate rear of the property, water tap, garden lighting, secure fenced boundaries, lawn, additional sun deck, planting areas.

## Front Garden /

Wrought iron fence, shingle fill garden, access at side to:

## Garage /

Up and over door, power and light fitted.





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Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

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