



Clovelly, Vera Road, Downham, Essex CM11 1LJ

Guide Price Guide Price £675,000 - £700,000

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# Clovelly, Vera Road, Downham CM11 1LJ

**\*\* Guide Price £675,000 - £700,000\*\*** Situated along a private road in the sought after area of Downham is this impressive four bedroom detached bungalow. The spacious and versatile home offers in excess of 1,700 sqft of space, with the benefit of ample parking and a delightful southerly facing garden. The property is located within 2 miles of Wickford train station, and 5 miles of Billericay.

You enter the bungalow into a porch and large L-shaped hallway. To the front is a well-proportioned lounge with a feature fireplace and bow window. To the rear is the semi-open plan kitchen/family room fitted in a range of oak style units, integrated appliances and contrasting granite worktops and peninsula breakfast bar. There is ample space for family dining and the room is further enhanced with a large glazed lantern roof light. There is a further storage cupboard housing the recently installed gas fired boiler. Further along the hallway are the four bedrooms; the main bedroom has the benefit of an en-suite bath/shower room with a large storage cupboard. There are three further bedrooms, two of these having built-in wardrobes and one currently used as a dressing room. The family bathroom includes a bath and separate shower room.

To the front is a wide in & out driveway providing ample parking in addition to the integral garage with an electric roller door. There is a wide side access (11'4") offering scope to extend (STPP) or add additional storage. To the rear is a delightful southerly facing garden offering ample outdoor space for entertaining friends and family. There is a large patio area, extensive lawns with a pond and mature shrubs and trees providing a good degree of privacy. The garden also contains storage sheds and a timber summer house with power connected.





**ENTRANCE PORCH**

**ENTRANCE HALL**

**LOUNGE**

19 x 14'4 (5.79m x 4.37m)

**KITCHEN/FAMILY ROOM**

20'10 x 19 (6.35m x 5.79m)

**BEDROOM ONE**

16 x 10'2 (4.88m x 3.10m)

**EN-SUITE SHOWER ROOM**

17 x 5'7 (5.18m x 1.70m)

**BEDROOM TWO**

14'7 x 9 (4.45m x 2.74m)

**BEDROOM THREE**

10'9 x 9 (3.28m x 2.74m)

**BEDROOM FOUR**

9 x 8 (2.74m x 2.44m)

**FAMILY BATH/SHOWER ROOM**

10'2 x 5'7 (3.10m x 1.70m)

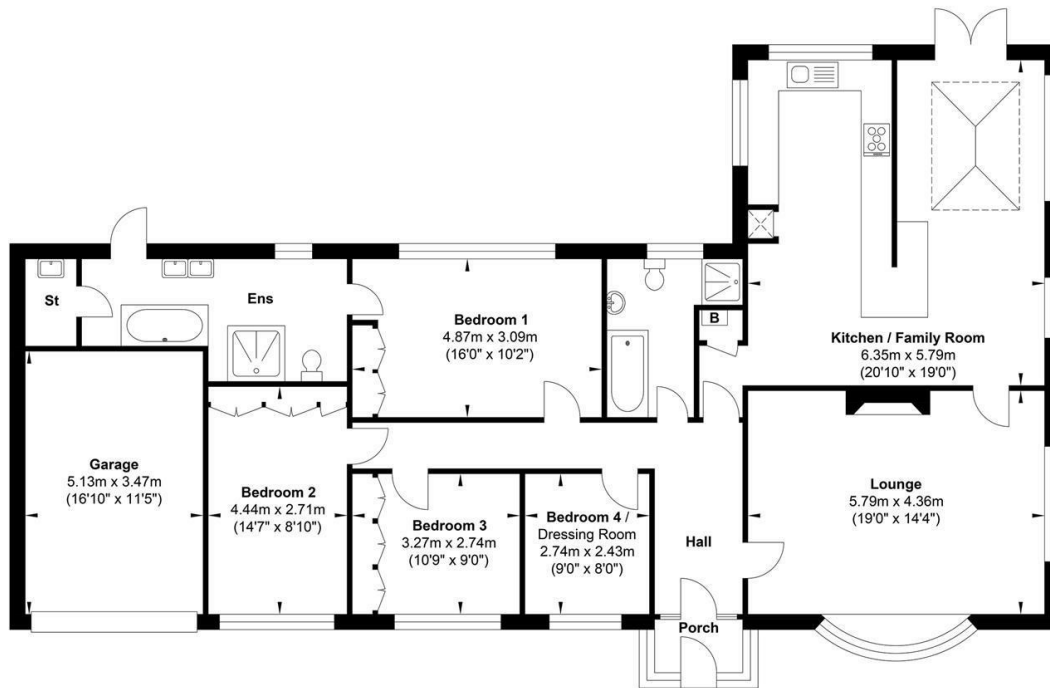
**INTEGRAL GARAGE**

16'10 x 11'5 (5.13m x 3.48m)

**SUMMER HOUSE**

12'6 x 7'9 (3.81m x 2.36m)

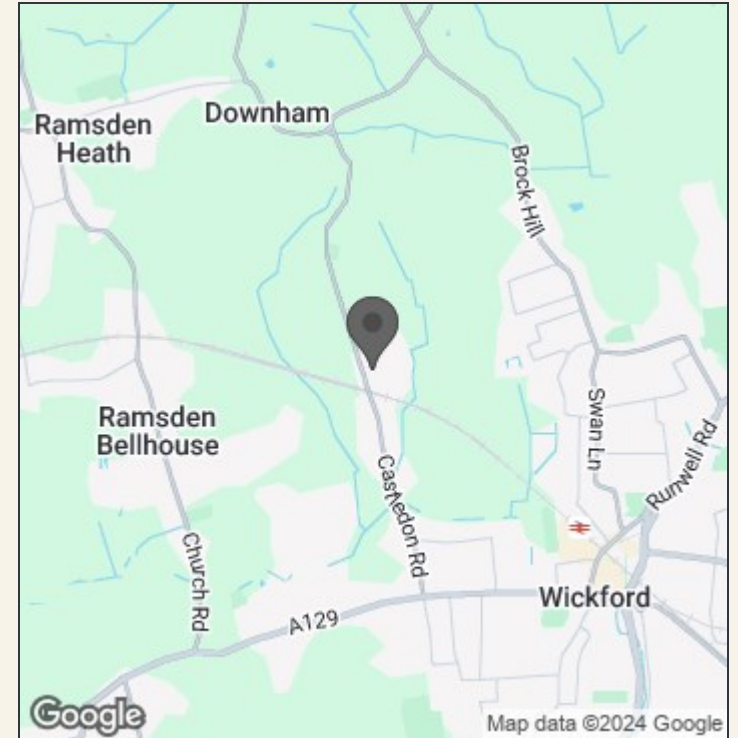




### Ground Floor

Gross Internal Floor Area : 163.51 m2 ... 1760.0 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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