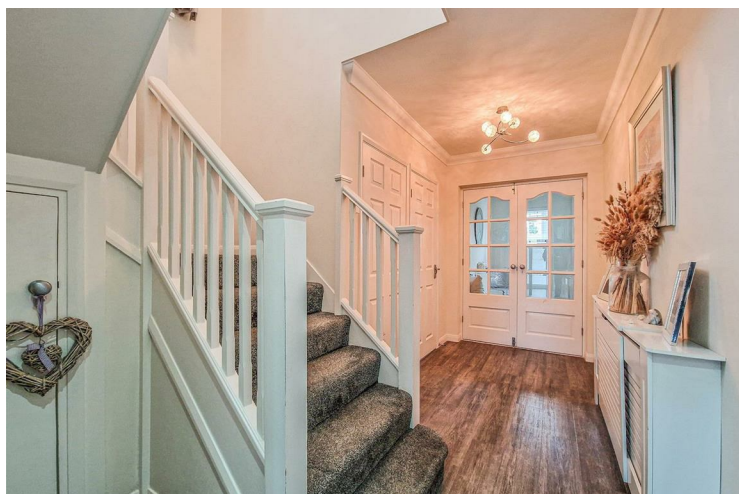
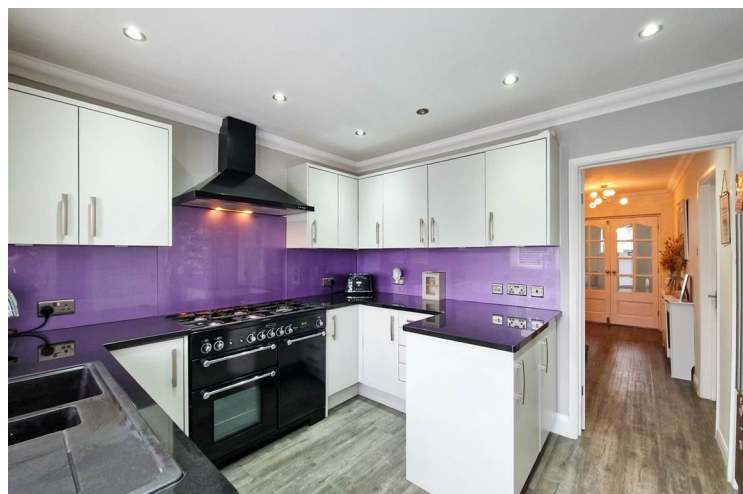




## HIGHCLIFF CRESCENT ASHINGDON

GUIDE PRICE £475,000  
FREEHOLD

**\*\* FULLY DETACHED FOUR BEDROOM HOUSE WITH DUAL DRIVEWAYS AND NO ONWARD CHAIN - BEAUTIFULLY MAINTAINED THROUGHOUT AND ENJOYS A SOUTH FACING GARDEN - CLOSE TO WELL REGARDED SCHOOLS - GUIDE PRICE £475,000-£500,000 \*\*** RP&C Estate Agents are pleased to bring to the market this detached house with four generous size bedrooms and three reception rooms including a cleverly converted sitting/games room (originally the garage). A south facing garden is the ideal sun trap and to the front there are driveways either side of the house of which one leads to a carport providing a large and valuable storage space.





- Four bedroom detached family home with no onward chain • Dual driveways either side of the house (one with carport access)

This spacious family home offers a well balanced layout and generous living accommodation throughout. The ground floor comprises an entrance porch leading into a large welcoming hallway, a modern guest shower room/WC, two reception rooms, and a versatile sitting/games room (converted from the original garage). There is also a stylish, modern fitted kitchen, perfect for family living and entertaining.

To the first floor, a generous landing leads to four well-proportioned bedrooms and a beautifully presented four-piece family bathroom.

The property further benefits from double glazed windows, gas central heating, and a delightful south-facing rear garden. To one side of the house is a covered carport area, offering valuable additional storage space. At the front, dual driveways on either side of the property provide ample off-street parking.

Located in a sought after turning in the popular town of Ashingdon, this desirable residential road offers convenient access to local shops and amenities, as well as highly regarded schools, including the popular Greensward Academy Secondary School.

## Entrance Porch

7'0 x 4'6

High quality and feature Karndean flooring.

## Entrance Hallway

14'6 x 5'1

High quality and feature Karndean flooring. Storage cupboard, stairs to the first floor, doors to:

## Shower Room/w.c

6'1 x 3'4

## Living Room

16'6 x 11'7

This extends to an impressive 26'8 into the dining room

## Dining Room

9'4 x 8'10

High quality and feature Karndean flooring.

## Games Room/Office

13'9 x 7'3

This was converted from the original garage. There is a door leading to:



- Generous entrance hallway • Ground floor shower room/w.c • Three reception rooms including a versatile sitting/games room

## Utility Cupboard

Storage and plumbing for a washing machine, power for a tumble dryer. There is also a radiator.

## Kitchen

11'7 x 9'9

A luxury kitchen comprises a range of base and wall level storage units and complemented with Granite worktops. There are space for utility appliances including a range oven and American style fridge/freezer. Integrated dishwasher. The boiler is located in an enclosed cupboard. High quality and feature Karndean flooring.

## Spacious First Floor Landing

Access to a large loft space, the loft is boarded. Doors to:

## Bedroom One

11'8 x 10'7

## Bedroom Two

9'8 x 9'5

## Bedroom Three

9'4 x 9'4

## Bedroom Four

11'5 x 7'3

## Four Piece Family Bathroom/w.c

8'5 x 7'2

## South Facing Rear Garden

There is a feature hardstanding patio area, a covered carport to one aspect offering valuable storage space. The remainder is laid to artificial lawn. Fencing to boundaries.

## Front

There are dual independent driveways either side of the property providing off street parking. One of which leads to the carport.

## Carport

This is electrically operated and has a high roof structure.

## Agents Note

The property is installed with security lighting and a burglar alarm.





- Modern kitchen with Granite worktops • Luxury four piece bathroom/w.c • South facing garden • Close to well regarded schools including The Greensward Academy • Internal inspection comes highly recommended



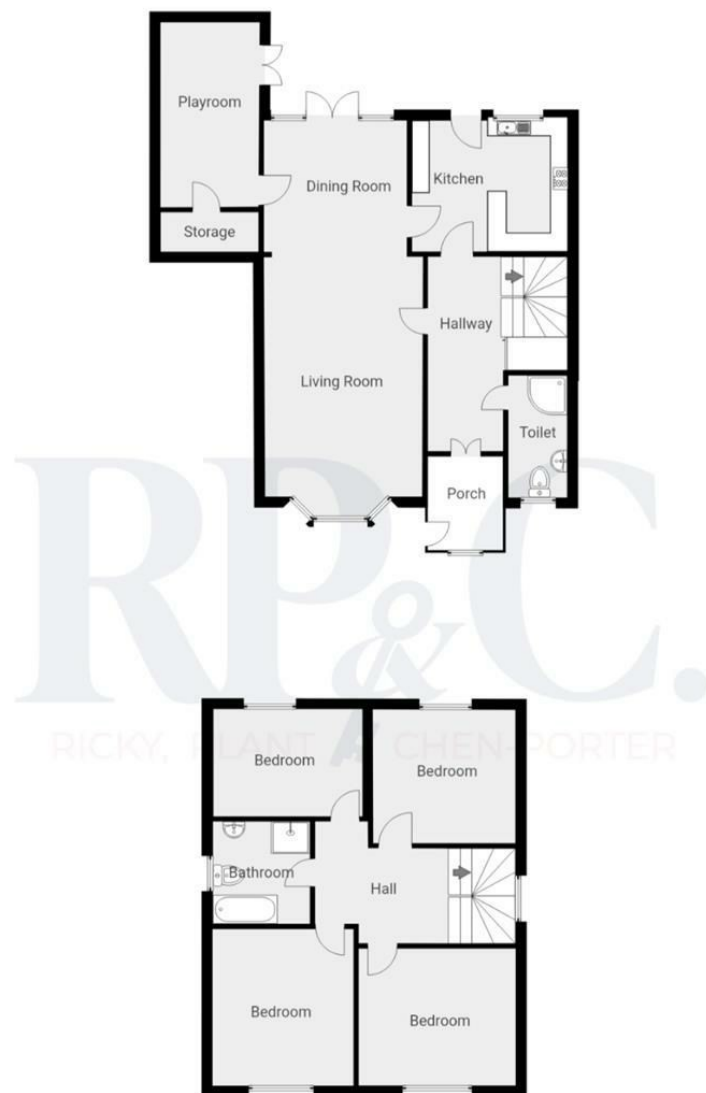




## Additional Information

Local Authority - Rochford  
Council Tax - Band E  
Viewings - By  
Appointment Only

Floor Area - sq ft  
Tenure - Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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RICKY, PLANT & CHEN-PORTER