

## WESTERN ROAD

DAWS HEATH, SS7 2TN

**GUIDE PRICE £365,000**  
**FREEHOLD**

**\*\* POPULAR DAWS HEATH LOCATION - EXTENDED AND AESTHETICALLY PLEASING HOUSE WITH A GARDEN ROOM & NO ONWARD CHAIN - GUIDE PRICE £365,000-£375,000 \*\*** RP&C Estate Agents bring to the market this spacious and versatile three bedroom semi-detached family home, presented to the market with no onward chain. Boasting ample off-street parking for at least three cars, a good sized rear garden and a fantastic garden room, offering the opportunity to create a home office, gym or games room. Perfectly positioned in a sought after location, close to a wealth of amenities.

**RP&C.**  
RICKY, PLANT & CHEN-PORTER

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- Sizeable & Attractive Three Bedroom Semi-Detached Family Home
- Generous Living Space with Extended Dining Area
- Ample Off-Street Parking For At Least Three Cars & Garage Ideal For Office/Gym Usage
- Well Proportioned Rear Garden Approx 55 Feet
- Large and Versatile Garden Room with Electricity
- Fitted Kitchen & Ground Floor W.C
- Great Extension Potential Into The Loft Space - subject to planning
- Enviably Positioned in Sought After Daws Heath
- Close to Well Regarded Schools
- No Onward Chain



Introducing this wonderful opportunity for growing families to acquire a fantastic family home in the well regarded Daws Heath. The property is perfectly positioned, within easy reach of well regarded local schools, travel links, shops and much more. The property boasts off-street parking, a good sized rear garden and comes to the market with no onward chain.

Internally, the home is spacious and light-filled, offering a range of versatile accommodation. A bay-fronted lounge sits to the front of the home and could be used as an additional bedroom, whilst the main living space comes in the form of an extended 22' reception/dining room. A 15' kitchen sits alongside the dining room, offering potential to create a spacious open plan living space. Both the kitchen and dining area provide access to the garden, whilst a convenient WC concludes the ground-floor accommodation. Stairs to the first floor lead to a well presented three-piece bathroom alongside two sizeable double bedrooms and an additional single bedroom. Externally the property boasts off-street parking and a sizeable rear garden, with the garden also housing a large garden room, complete with power, spanning 16' x 7.

If you're looking for a good sized family home in a sought after location, this could very well be the home for you. Please contact RP&C Estate Agents

for further information.

## Three Bedroom Semi-Detached House

### Entrance Hallway

### Bay-Fronted Lounge

### Extended Lounge/Diner

### Kitchen

### Ground-Floor WC

### Stairs to First Floor

Loft access point. The loft is boarded and has a retractable ladder.

### Bay-Fronted Master Bedroom

### Bedroom Two

### Bedroom Three

### Shower Room/w.c

### Rear Garden

An easy to maintain garden measures some 55 feet in length. Access to:

### Garden Room with Power

Originally the garage, and can easily be restored if required. This space provides an ideal office or gym. Power and light connected.

### Off-Street Parking

There is off street parking for at least three cars. Dual gates provide access to the Garden Room.

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### ADDITIONAL INFORMATION

**Local Authority** – Castle Point Borough Council

**Council Tax** – Band D

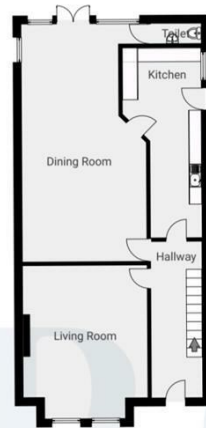
**Viewings** – By Appointment Only

**Floor Area** – 1044.00 sq ft

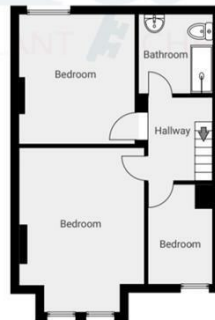
**Tenure** – Freehold



▼ Ground Floor



▼ 1st Floor



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		
<b>England &amp; Wales</b>	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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