



STUART THOMAS  
ESTATES



- SUPERB LOCATION
- BACKS OPEN FIELDS
- TWO DOUBLE BEDROOMS
- LUXURY FITTED KITCHEN

14 Fairmead Avenue, Daws Heath, Essex , SS7 2UQ

Offers In Excess Of £475,000

In the highly SOUGHT AFTER DAWS HEATH is this stunning LARGER THAN AVERAGE BUNGALOW backing on to Open Fields. The superb garden is SOUTH FACING and has a good size patio ideal for entertaining. Superbly fitted kitchen, spacious Lounge/Diner with Bi Fold doors two double bedrooms shower room and useful loft room.



## Property Description

### ENTRANCE HALL

Composite entrance door with glazed panels and an adjacent obscure glazed side screen leads to the entrance hall. Coving. Radiator. Dirt attracting mat. Twin part glazed doors lead to the Lounge. Stairs lead to the first floor loft room.

### LOUNGE/DINER

This very attractive room has bi fold doors with electrically operated blinds leading to the rear garden. Laminate flooring to the dining area. Coving. Vertical radiator. Open plan to the :-

### KITCHEN

Superbly fitted with a range of units at eye and base level with ample work surfaces over. Inset sink unit with a mixer tap over. Induction hob with an extractor cooker hood over. Built in self cleaning oven with a slide away door. Built in microwave/grill. Integrated dishwasher. Space and plumbing for a USA style fridge freezer. Laminate flooring. Glass splashbacks. Double glazed door and window overlooking the rear garden. Vertical radiator.

### BEDROOM ONE

Double glazed bay window with plantation shutters to the front. Double radiator. Sliding door mirrored wardrobes, dressing table unit and bedside cabinets.

### BEDROOM TWO

Double glazed bay window with plantation shutters to the front aspect, Double glazed window with shutters to the side. Sliding door wardrobes to one wall. Radiator. Coving.

### SHOWER ROOM

With a 3 piece white suite comprising a low level wall





mounted WC with a concealed cistern , vanity hand wash basin also wall hung with a mixer tap and storage under. Large walk in shower with seat. Obscure double glazed georgian style window with plantation shutters to the side. Non slip floor tiles. Vertical radiator. Electric towel rail. Cupboard housing space and plumbing for a washing machine. Covings. Inset ceiling spotlights. Extractor fan.

#### LOFT ROOM

With 2 velux windows to the rear. Access to eaves storage. Cupboard housing the gas fired combi central heating boiler. Radiator.



#### GARAGE

Larger than average garage with an electric up and over door with built in external lights on a timer to the front of the garage. Personal door to the side with a timed light over. Obscure double glazed window to the side. Units at base level with work surfaces over. Fridge and Tumble Dryer to remain.

#### REAR GARDEN

This beautiful SOUTH FACING rear garden backs on to Open Fields. There is a large paved patio ideal for entertaining with steps down to the lawn. Shingled area to the rear of the garden. Screen fencing. External water supply and lighting. Useful storage shed to the rear of the garage with a double glazed door and window.

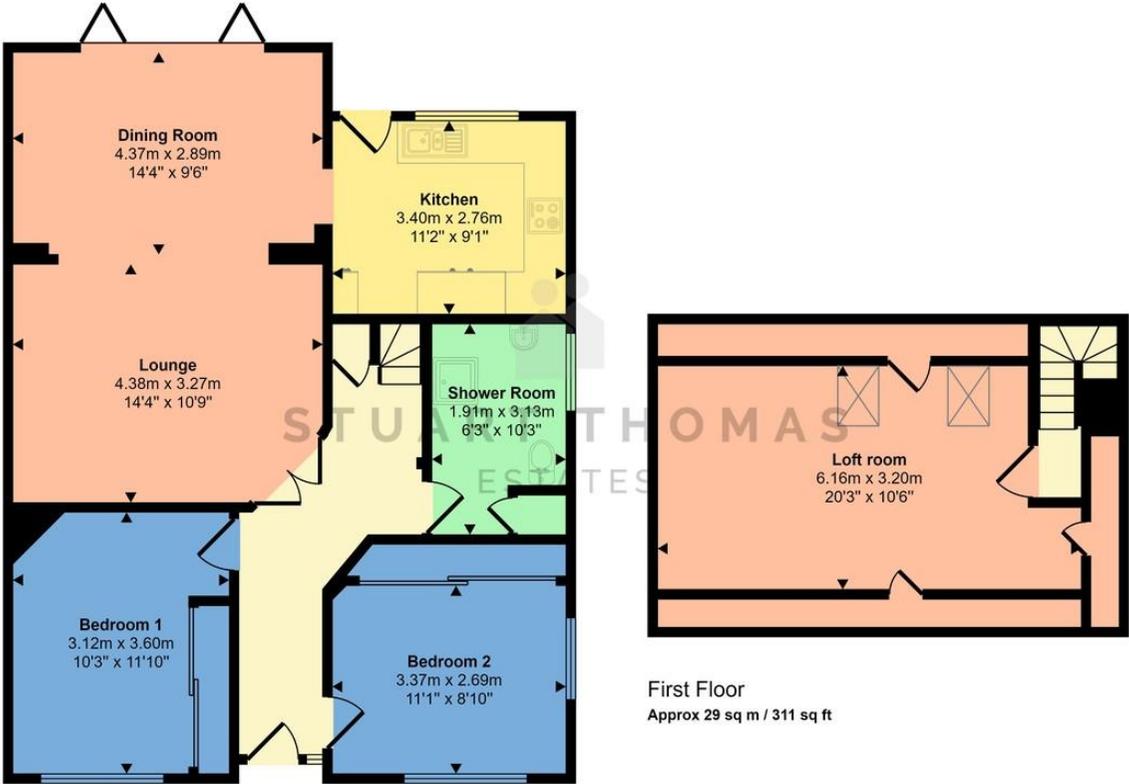
#### GENERAL

Tenure Freehold  
Castle Point Borough Council  
Council Tax Band D

#### AGENTS NOTES

Please note there are ceiling mounted speakers in all rooms to the ground floor enabling connection to a music system.

Approx Gross Internal Area  
107 sq m / 1149 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E		
21-38	F	25 F	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements