

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

17 Pudsey Hall Lane, Canewdon, SS4 3RY



£950,000

Situated on a plot measuring two acres surrounded by open countryside and located along a private, rural lane is this stunning, four double bedroom detached bungalow benefiting from 2000 sq ft of accommodation which includes two en suites and open plan kitchen/breakfast room, a recently constructed outbuilding 53ft x 20ft, and large driveway providing off-street parking for approximately 15 vehicles.

From Rochford mainline railway station the property is only 46 minutes to London Liverpool Street, 38 minutes to Stratford/Crossrail.

EPC Rating: D. Our Ref 19049

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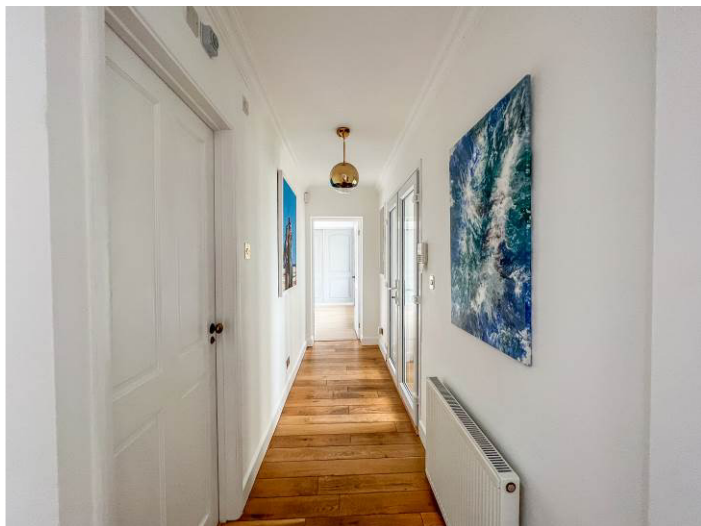
Entrance via double glazed entrance door to

ENTRANCE PORCH

Double glazed window to the front aspect. Solid Oak wood flooring. Radiator. Double glazed French doors providing access to Entrance Hall.

ENTRANCE HALL

Solid Oak wood flooring. Coving to plastered ceiling. Radiator.



KITCHEN/BREAKFAST ROOM 16' 3" x 13' (4.95m x 3.96m)

Double glazed window to the front aspect. Modern fitted Shaker style base and eye level units. Oak work surfaces. Inset double Ceramic sink with chrome tap. Built-in waist and eye level double oven. Inset four ring electric hob. Integrated eye level microwave. Integrated full height fridge. Integrated full height freezer. Integrated dish washer. Integrated wine cooler. Island with room for 3-4 stools below. Solid Oak flooring. Coving to plastered ceiling. Inset LED spot lights. Radiator. Open plan to Dining Room.



VAULTED CEILING DINING ROOM 16' 6" x 10' 2"
(5.03m x 3.1m)

Double glazed windows overlooking rear garden. Double glazed door providing access to the side. Solid Oak wood flooring. Radiator. French doors providing access to Lounge.



LOUNGE 16' 5" x 12' 2" (5m x 3.71m)

Double glazed French doors providing access to rear garden. Feature fireplace with log burner. Plastered ceiling. Radiator.



UTILITY ROOM 10' 5" x 6' 11" (3.18m x 2.11m)

Double glazed providing access to side. Double glazed sky light. Base and eye level units. Work surfaces. Inset stainless steel circular sink drainer unit. Storage cupboard housing washing machine and tumble dryer. Solid Oak wood flooring. Raditor.



FAMILY BATHROOM

WC with low level cistern. Pedestal wash hand basin. Panelled bath with shower over. Marble effect flooring. Part tiled walls. Plastered ceiling. Chrome heated radiator.



BEDROOM ONE 13' x 12' 7" (3.96m x 3.84m) plus fitted wardrobes

Double glazed window to the front aspect. Double glazed French doors, with full height adjacent windows, providing access to rear garden. Fitted wardrobes with sliding doors, to one wall. Radiator.



RECENTLY FITTED EN SUITE

WC with low level cistern. His & Hers vanity units with inset wash hand basins. Enclosed shower cubicle with thermostatic shower. Marble effect flooring. Plastered ceiling. Chrome heated towel radiator.



BEDROOM TWO 19' x 10' 2" (5.79m x 3.1m)

Double glazed window to the side aspect. Double glazed French doors providing access to rear garden. Plastered ceiling. Radiator.



BEDROOM THREE 18' 6" x 13' 1" (5.64m x 3.99m)

Double glazed window to the front aspect. Double glazed window to the side aspect. Plastered ceiling. Radiators.



EN SUITE

Obscure double glazed window to the side aspect. WC with low level cistern. Pedestal wash hand basin. Panelled bath with shower over. Airing cupboard. Tiled floor. Part tiled walls. Plastered ceiling. Inset spot lights. Radiator.



BEDROOM FOUR 10' 5" x 8' 1" (3.18m x 2.46m)

Double glazed bay window to the front aspect. Plastered ceiling. Inset spot lights. Radiator.



EXTERIOR

The **FRONT AND UNOVERLOOKED REAR GARDEN** measure approximately one acre. The **REAR** commences with large decked area providing ample space for table and chairs/seating with the remaining laid to lawn. Established trees, including fruit trees.



SEVERAL OUTBUILDINGS including

LOG CABIN 16' 5" x 9' 6" (5m x 2.9m) max with double opening doors to the front, two windows to the front, window to the side, power and lighting. Door providing access to **OFFICE AREA 17' 2" x 9' 7" (5.23m x 2.92m)** with two windows overlooking garden, power and lighting.

PITCHED ROOF SHED/WORKSHOP with power and lighting.

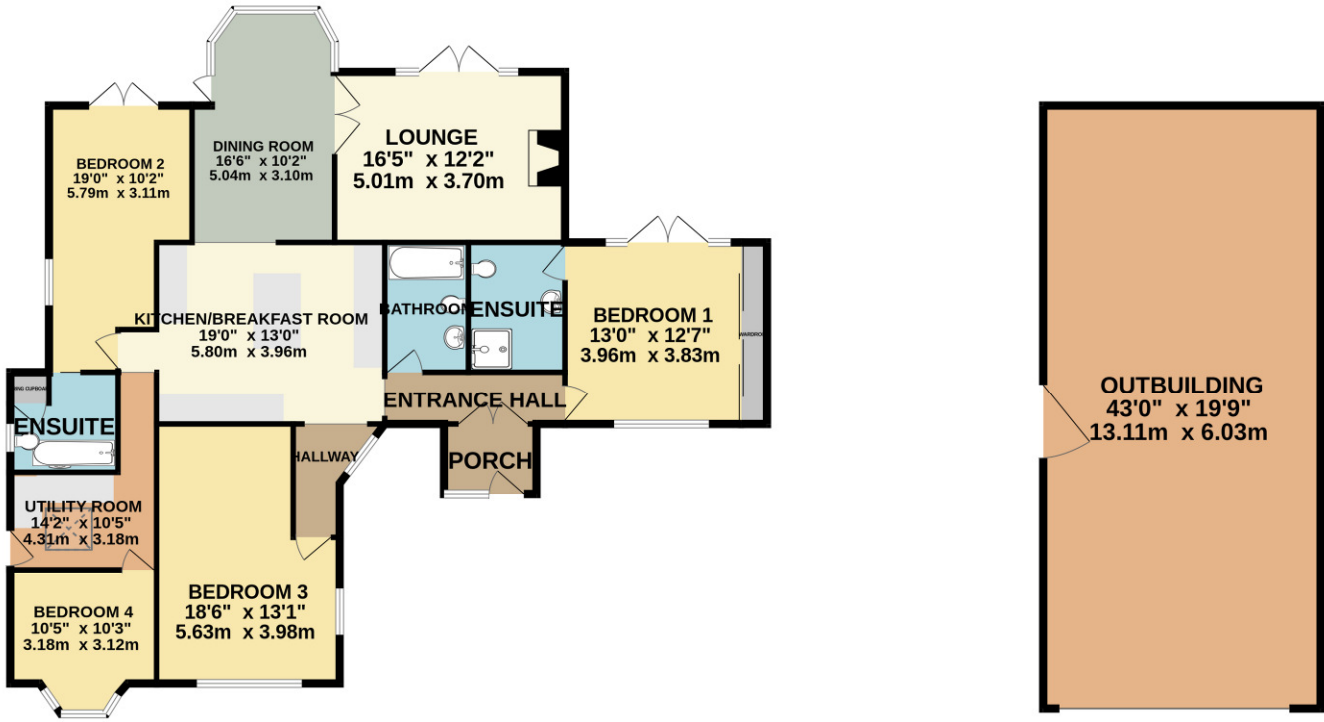
TACK SHED with double doors to the front, windows, power and lighting.

The **PADDOCK** is also to the rear and measures approximately 1 ACRE with fenced boundary, **Field Shelter** and established grazing area (it has been used to graze horses for the past thirty years).

The **FRONT** has large driveway providing off-street parking for up to 15 vehicles which in turn leads to **RECENTLY CONSTRUCTED DETACHED SINGLE SKIN PITCHED ROOF OUTBUILDING 53' x 19' 9" (16.15m x 6.02m)** with insulated roof, electric Roller door, power and lighting (this would provide excellent accommodation for business from home).



GROUND FLOOR
2456 sq.ft. (228.1 sq.m.) approx.



TOTAL FLOOR AREA : 2456 sq.ft. (228.1 sq.m.) approx.

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