

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Rowan Way, Canewdon, SS4 3PD



Offers in Excess of £325,000

A charming three bedroom mid terraced house which has been extended to the ground floor offering open plan accommodation. With a low maintenance rear garden, driveway providing off street parking for two/three vehicles and garage in block at the rear. Within easy reach of local amenities. Our Ref: 19453.

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Entrance via uPVC double glazed entrance door to entrance hall.

SPACIOUS ENTRANCE HALL

Tiled flooring. Stairs to first floor accommodation with under stairs storage cupboard. Plastered ceiling with inset spotlights.



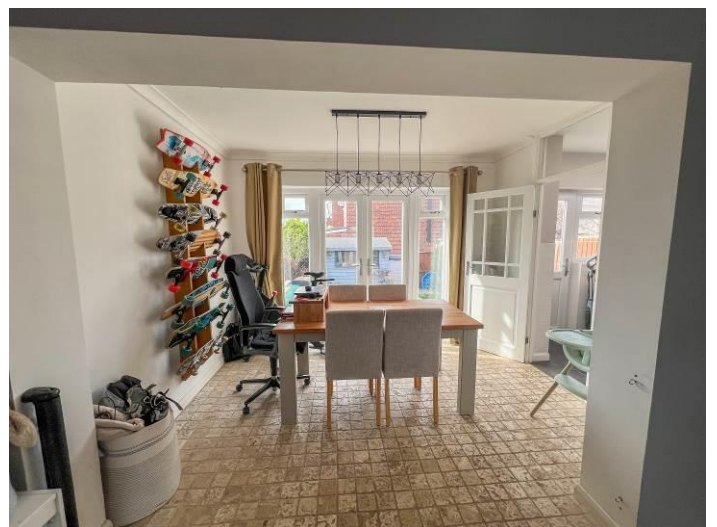
LOUNGE/DINER 20' x 12' (6.1m x 3.66m)

Double glazed window to front aspect. Radiator. Wood effect flooring. Plastered ceiling.



DINING ROOM 11' 3" x 8' 6" (3.43m x 2.59m)

Double glazed French doors with double glazed full height side panels to rear aspect. Plastered ceiling.



KITCHEN/BREAKFAST ROOM 16' 11" x 8' 7" (5.16m x 2.62m)

Double glazed door with double glazed side window to rear garden. A comprehensive range of base and eye level units incorporating roll top work surface with one and a half stainless steel sink drainer unit. Twin oven gas cooker with extractor hood above. Space and plumbing for appliances. Space for freestanding fridge freezer. Cupboard housing boiler. Radiator. Tiled flooring. Plastered ceiling with inset spotlights.



FIRST FLOOR LANDING

Access to loft which is boarded.



BEDROOM ONE 12' 9" x 8' 4" (3.89m x 2.54m)

Double glazed window to rear aspect with far reaching views. Radiator. Plastered ceiling.



BEDROOM TWO 12' 9" x 9' 9" (3.89m x 2.97m)

Double glazed window to front aspect. Radiator. Plastered ceiling.



BEDROOM THREE 9' 6" x 6' 9" (2.9m x 2.06m)

Two double glazed windows to front aspect. Built in cupboard. Radiator. Plastered ceiling.



BATHROOM 6' 7" x 5' 9" (2.01m x 1.75m)

Obscure double glazed window to rear aspect. A three piece suite comprising panelled bath with electric shower screen and shower over, inset wash hand basin with chrome mixer tap with high gloss vanity storage below and close coupled wc. Radiator. Tiled walls. Plastered ceiling. Inset spot lights.

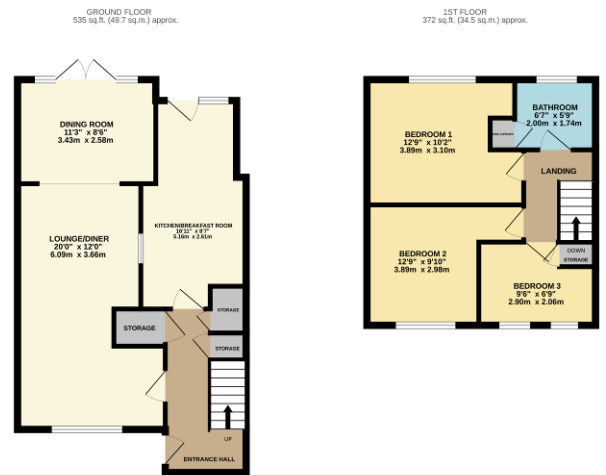


EXTERIOR.

A **SOUTH FACING REAR GARDEN** commencing with patio area leading to garden. Laid to lawn. **SHED** to remain. Flower and shrub borders. **WORKSHOP** with power and lighting. Gate providing access to rear leading to **GARAGE IN BLOCK** with up and over door. Parking on front of garage for one vehicle.



The **FRONT** has a driveway providing off street parking for two/three vehicles.



TOTAL FLOOR AREA: 907 sq ft (84.2 sq.m) approx.
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