

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Whitehouse Meadows, Eastwood, SS9 5TY



Guide Price:  
£300,000 - £325,000

Situated in a quiet cul de sac location within close proximity to local park and fields is this spacious three bedroom mid terraced property requiring some modernisation throughout with own driveway to front and backing directly onto bridle path and parkland to rear.

Within walking distance to local amenities.

No onward chain. Council Tax Band: C. EPC Rating: C.

**NO ONWARD CHAIN**

Our Ref: 19675.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

[sales@wdhockley.com](mailto:sales@wdhockley.com) | [sales@wdbenfleet.com](mailto:sales@wdbenfleet.com) | [lettings@wdlets.com](mailto:lettings@wdlets.com)  
01702 200666 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)



Accommodation comprises:

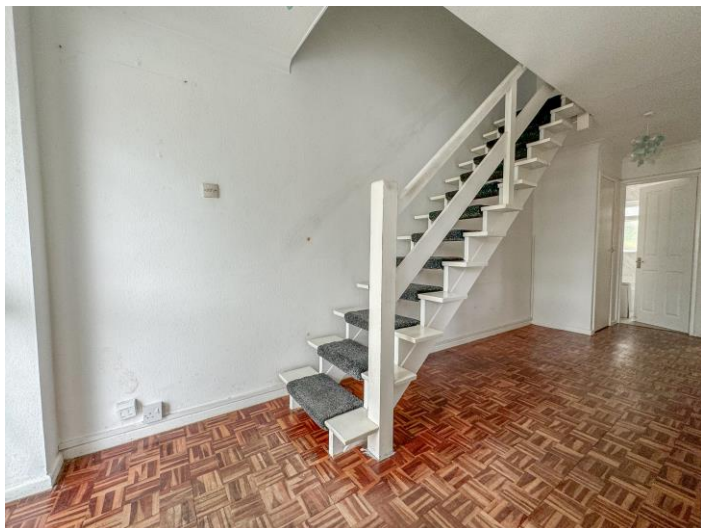
Entrance via double glazed sliding patio doors to entrance porch.

#### ENTRANCE PORCH

Glazed door to entrance hall.

#### SPACIOUS ENTRANCE HALL

Stairs to first floor accommodation. Storage cupboard. Radiator. Wood parquet flooring. Textured ceiling.



#### LOUNGE 17' 6" x 7' 8" (5.33m x 2.34m)

Double glazed window to front aspect. Radiator. Double opening storage cupboard. Coving to plastered ceiling.



#### KITCHEN 12' 7" x 9' 3" (3.84m x 2.82m)

Double glazed window to rear aspect. Double glazed door providing access to rear garden. A range of Shaker style base and eye level units incorporating wood effect roll top work surface with stainless sink drainer unit. Space and plumbing for appliances. Cupboard housing wall mounted boiler. Recess for fridge freezer housing. Radiator. Wood effect flooring.



### GROUND FLOOR BATHROOM

Obscure double glazed window to rear aspect. A three piece suite comprising panelled bath with centralised chrome mixer taps and shower attachment, pedestal wash hand basin with chrome mixer taps and back to wall wc. Radiator. Marble effect walls. Tiled flooring.



### FIRST FLOOR LANDING

#### BEDROOM ONE 14' x 13' 8" (4.27m x 4.17m)

Double glazed window to front aspect. Recess with shelving unit. Radiator. Coving to textured ceiling.



#### BEDROOM TWO 13' 10" x 7' 8" (4.22m x 2.34m)

Double glazed window to rear aspect. Radiator. Coving to textured ceiling.



#### BEDROOM THREE 10' 9" x 6' 4" (3.28m x 1.93m)

Double glazed window to rear aspect. Radiator. Coving to textured ceiling.



## EXTERIOR.

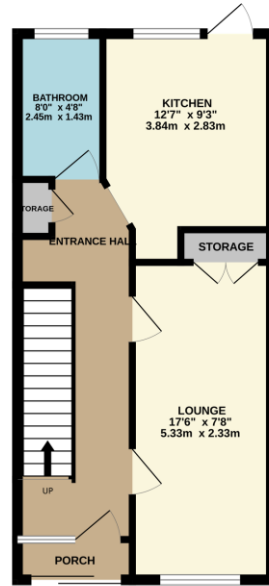
The **REAR GARDEN** measures approximately 35ft (10.67m) commencing with decking area with steps down to hardstanding garden. Shed to remain. Gate providing access to bridle path to rear.



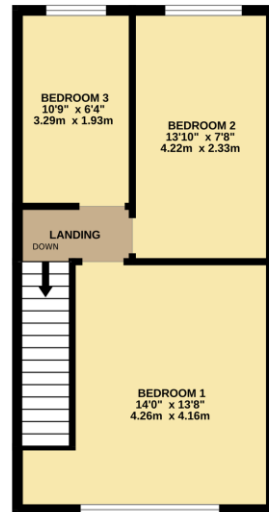
Field at Rear

The **FRONT** has own driveway providing off street parking. Small lawn area.

GROUND FLOOR  
420 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.8 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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