

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Nelson Road, Ashingdon, SS4 3EJ



**GUIDE PRICE £500,000-£525,000**

Situated on the sought after Trafalgar Green development and located in a quiet cul-de-sac, is this spacious four bedroom detached family home benefiting from having large master bedroom suite with shower room, two reception rooms, landscaped low maintenance rear garden, own driveway providing off-street parking and detached garage.

Walking distance to all local amenities.

**NO ONWARD CHAIN.**

Council Tax Band: F. EPC Rating:tbc.

Our Ref 19639

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

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Entrance via double glazed entrance door to

#### ENTRANCE PORCH

Glazed door to

#### ENTRANCE HALL

Stairs to first floor accommodation. Under stairs storage cupboard. Radiator.

#### GROUND FLOOR CLOAKROOM/WC

Obscure double glazed window to the side aspect. WC with low level cistern. Inset wash hand basin with tiled splash back and vanity storage below. Radiator.

#### LOUNGE 20' 11" x 11' 8" (6.38m x 3.56m)

Double glazed window to the front aspect. Coving to plastered ceiling. Radiators. French doors providing access to



#### DINING ROOM 13' 10" x 10' 7" (4.22m x 3.23m)

Double glazed French doors providing access to rear garden. Coving to plastered ceiling. Radiator. Door to



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

Double glazed windows to the rear aspect. Double glazed door providing access to rear garden. Comprehensive range of Country style base and eye level units. Inset one and half sink drainer unit. Walk-in Pantry/Larder cupboard. Integrated double electric oven with gas hob and extractor above. Space for appliances. Tiled floor. Plastered ceiling. Inset spot lights.



#### FIRST FLOOR ACCOMMODATION

#### GALLERIED LANDING

Double glazed window to the side aspect. Airing cupboard.

#### MASTER BEDROOM SUITE 17' 7" x 10' 7" (5.36m x 3.23m)

Double glazed window to the front aspect. Fitted wardrobes. Coving to ceiling. Radiator.







**EN SUITE SHOWER ROOM**

Obscure double glazed window to the side aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Corner shower cubicle with thermostatic shower. Tiled floor. Tiled walls. Radiator.

**BEDROOM THREE 10' 7" x 7' 8" (3.23m x 2.34m)**

Double glazed window to the front aspect. Fitted wardrobe. Coving to ceiling. Radiator.



**BEDROOM FOUR 9' 1" max x 8' 11" max (2.77m x 2.72m)**

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



**BEDROOM TWO 13' 10" x 9' 3" (4.22m x 2.82m)**

Double glazed window to the rear aspect. Fitted wardrobes. Coving to ceiling. Radiator.





## SHOWER ROOM

Obscure double glazed window to the side aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Double width walk-in shower cubicle with thermostatic shower. Tiled floor. Tiled walls. Plastered ceiling. Inset spot lights. Radiator.



## EXTERIOR

The **SECLUDED, LANDSCAPED LOW MAINTENANCE REAR GARDEN** commences with patio area leading to further recently laid paved patio with feature circular flower bed with block paved edging. **SUMMERHOUSE/CABIN** to remain. Gate providing access to the front.



The **FRONT** has own driveway providing off-street parking which in turn leads to **DETACHED GARAGE 16' 5" x 8' 5" (5m x 2.57m)** with Up & Over door, power and lighting, personal door to rear garden.



GROUND FLOOR  
172 sq.ft. (17.9 sq.m.) approx.

1ST FLOOR  
807 sq.ft. (84.4 sq.m.) approx.



Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items show in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.