

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Victory Lane, Ashingdon, SS4 3AN



£450,000 - £475,000

Situated on the sought after Trafalgar Green Development within Ashingdon on a larger than average plot is this stunning three bedroom semi detached family home, originally the developments Show House, with en suite to master bedroom, modern fitted kitchen, bathroom, approximately 65ft rear garden, extra large driveway and attached garage.

Within walking distance to all local amenities.

NO ONWARD CHAIN.

Viewing highly recommended.

Council Tax Band: D. EPC Rating: C.

Ref: 19992.

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ENTRANCE PORCH, added by the current owner, with uPVC glazed entrance door to

ENTRANCE HALL

Stairs to first floor accommodation with under stairs storage area. Radiator. Wood effect flooring. Coving to plastered ceiling.



GROUND FLOOR WC

Obscure double glazed window to side aspect. A two piece suite comprising wall mounted wash hand basin and close coupled wc. Part panelled walls. Radiator. Wood effect flooring.



KITCHEN 12' 4" x 8' 10" (3.76m x 2.69m)

Double glazed window to front aspect. A comprehensive range of base and eye level units incorporating marble effect work surface with inset one and a half sink drainer unit. Integrated electric oven. Gas hob with extractor above. Space and plumbing for appliances. Plastered ceiling with inset spotlighting. Wood effect flooring.



LOUNGE 15' 8" x 13' 9" (4.78m x 4.19m)

Double glazed French doors providing access to conservatory. Feature fireplace with inset electric log burner. Radiator. Coving to plastered ceiling.



CONSERVATORY

13' 9" x 12' 1" (4.19m x 3.68m)

Double glazed windows to rear aspect. Double glazed French doors providing access to rear garden. Radiator.



FIRST FLOOR LANDING

Airing cupboard.

BEDROOM ONE 13' 6" x 12' 7" (4.11m x 3.84m)

Double glazed window to front aspect. Fitted wardrobes to one wall. Radiator. Coving to plastered ceiling. Door to en suite.



EN SUITE

Obscure double glazed window to side aspect. A three piece suite comprising tiled corner shower cubicle with thermostatic shower, pedestal wash hand basin with chrome mixer tap and close coupled wc. Heated towel radiator. Tiled walls. Tiled flooring. Plastered ceiling with inset spotlighting.



BEDROOM TWO 13' 10" x 8' 11" (4.22m x 2.72m)

Double glazed window to front and rear aspects. Fitted wardrobe to one wall. Radiator. Coving to plastered ceiling.



BEDROOM THREE 10' 4" x 8' 10" (3.15m x 2.69m)

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



FAMILY BATHROOM

Obscure double glazed window to rear aspect. A three piece suite comprising panelled bath with shower over and full height glass shower screen, pedestal wash hand basin and close coupled wc. Radiator. Tiled walls. Wood effect tiled flooring. Plastered ceiling with inset spotlighting.

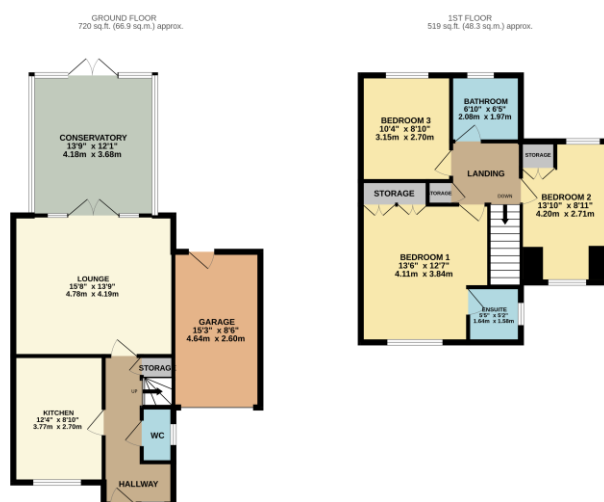


EXTERIOR.

The **REAR GARDEN** measures approximately 65ft (19.81m) commencing with patio area leading to garden. Mainly laid to lawn. A selection of mature flower and shrub borders. Further decking area to rear of garden providing an outdoor seating/entertainment area. Spacious side way. Door to garage. Gate providing access to front.



The **FRONT** has own block paved driveway providing off street parking for several vehicles leading to **ATTACHED GARAGE** with up and over door. Power and lighting.



TOTAL FLOOR AREA: 1239 sq ft. (115.1 sq m.) approx.

Measurements are taken to the internal face of the walls. Measurements of doors, windows, stairs and any other areas are approximate and are intended to give a general indication of the size of the property. The plans are for illustrative purposes only and should not be used for any purpose other than to provide a general impression of the property. The actual dimensions of the property may vary from those shown on the plans. Measurements are taken to the best of our knowledge and belief.

Made with Mapbox 12025

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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 shown 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.