## WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

# Willow Bank, Galleywood, Chelmsford, CM2 8NX



### Guide Price: £450,000 - £475,000

Situated in a sought after cul de sac location within easy access of A12 is this stunning three bedroom semi detached house having recently undergone full refurbishment with modern fitted kitchen and bathroom, large lounge/diner to rear onto recently landscaped rear garden with office/outbuilding and own driveway providing off street parking for approximately two vehicles. Within walking distance to local amenities. Properties in this location are rarely available, therefore, viewing is highly recommended. Council Tax Band: D. EPC Rating: D. Our Ref: 20042.

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

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com 01702 200666 | www.williamsanddonovan.com



Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance porch.

### ENTRANCE PORCH

#### Door to entrance hall.

#### **SPACIOUS ENTRANCE HALL**

Stairs to first floor accommodation. Custom built storage cupboards. Vertical radiator. Wood effect flooring. Coving to plastered ceiling.





#### **GROUND FLOOR SHOWER ROOM**

Obscure double glazed window to front aspect. A three piece suite comprising tiled shower cubicle with thermostatic shower, inset wash hand basin with chrome mixer tap and vanity storage below and close coupled wc. Heated towel radiator. Tiled walls. Wood effect flooring.



## KITCHEN/BREAKFAST ROOM 14' 5" x 8' 9" (4.39m x 2.67m)

Double glazed window to front aspect. A comprehensive range of modern base and eye level units incorporating wood effect roll top work surface with one and a half inset sink drainer unit with chrome mixer taps. Space for freestanding Range cooker with stainless steel extractor chimney above. Integrated eye level microwave. Feature brick tiled splash back. Under unit lighting. Further integrated appliances. Access to under stairs storage cupboard. Tiled flooring with under floor heating. Plastered ceiling.



#### LOUNGE/DINER 17' 1" x 16' 2" (5.21m x 4.93m)

Double glazed patio doors providing access to rear garden. Radiator. Wood effect flooring. Coving to plastered ceiling.



SPACIOUS FIRST FLOOR LANDING Over stairs storage cupboard.



**BEDROOM ONE 16' 2" x 11' 6" (4.93m x 3.51m)** Double glazed window to front aspect. Radiator. Coving to plastered ceiling.



#### BEDROOM TWO 12' 1" x 9' 4" (3.68m x 2.84m)

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



**BEDROOM THREE 12' 1" x 6' 10" (3.68m x 2.08m)** Double glazed window to rear aspect. Feature wood panelled walls. Radiator. Coving to plastered ceiling.



#### LUXURY BATHROOM (RECENTLY FITTED)

Obscure double glazed window to side aspect. A three piece suite comprising panelled bath with thermostatic shower over and concertina shower screen, wall hung vanity unit with inset wash hand basin and chrome mixer tap and back to wall wc. Heated towel radiator. Tiled walls. Complimentary tiled flooring. Plastered ceiling.





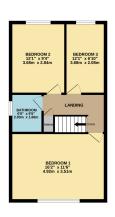
The FRONT has own resin bonded driveway providing off street parking for two/three vehicles.

#### EXTERIOR.

The REAR GARDEN has been recently landscaped with large patio area with sleeper borders and steps up to garden. Laid to lawn. Door to OFFICE/OUTBUILDING 9' 6" x 7' 5" (2.9m x 2.26m) Wood effect flooring. Plastered ceiling with inset spotlighting. Door through to garage providing storage space and measures 9' 5" x 7' 5" (2.87m x 2.26m) with up and over door to front.







1ST FLOOR 488 sq.ft. (45.4 sq.m.) approx

Consumer Protection from Unfair Trading Regulations 2008.

Consumer Protection from Untain Plating 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.