

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Albert Road, Ashingdon, SS4 3EX



**Guide Price:**  
**£400,000 - £425,000**

Situated in a quiet residential road within Ashingdon is this spacious four bedroom semi detached house with in excess of 1,200 square feet of accommodation. Having been extended to the ground floor providing lounge and large dining room, kitchen/breakfast room and utility, en suite to bedroom one, beautiful 100ft south facing rear garden and own driveway providing off street parking for several vehicles. Within walking distance to all local amenities including Ashingdon Primary School, King Edmunds Senior School, local shops and bus routes.

Viewing advised. Council Tax Band: D.  
EPC Rating: TBC. Our Ref: 20140.

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

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Accommodation comprises:

Entrance via uPVC glazed patio doors to entrance porch.

### ENTRANCE PORCH

Hardwood glazed door to entrance hall.

### ENTRANCE HALL

Double glazed window to front aspect. Stairs to first floor accommodation with under stairs storage cupboard. Radiator.



### LOUNGE 18' 2" x 11' 1" (5.54m x 3.38m)

Double glazed window to front aspect. Feature fireplace with inset fire. Radiators. Coving to textured ceiling. Open plan through to dining room.



### DINING ROOM 15' 3" x 12' 1" (4.65m x 3.68m)

Double glazed patio doors providing access to rear garden. Radiator. Coving to textured ceiling. Glazed door providing access to utility. Obscure glazed window overlooking utility.



### KITCHEN 14' 9" x 10' 8" (4.5m x 3.25m)

Double glazed window to side aspect. A comprehensive range of modern base and eye level units incorporating granite effect roll top work surface with inset sink drainer unit. Integrated twin eye level electric oven. Induction hob with stainless steel extractor chimney above. Feature brick tiled splashbacks. Space and plumbing for appliances. Radiator. Plastered ceiling. Open plan through to utility area.





#### UTILITY AREA 9' 6" x 6' 6" (2.9m x 1.98m)

Double glazed patio doors providing access to rear garden. Space and plumbing for appliances. Plastered ceiling. Door to dining room.



#### FIRST FLOOR LANDING

Double glazed window to side aspect.



#### BEDROOM ONE 15' 6" x 12' 4" (4.72m x 3.76m)

Double glazed windows to rear aspect. Fitted wardrobes to one wall with mirror fronted sliding doors. Radiator. Textured ceiling. Door to en suite.



#### EN SUITE

Obscure double glazed window to side aspect. A three piece suite comprising tiled shower cubicle with electric shower and marble effect boarding, wall mounted wash hand basin and close coupled wc.



#### BEDROOM TWO 11' 1" x 8' 10" (3.38m x 2.69m)

Double glazed window to rear aspect. Fitted wardrobes to one wall with mirror fronted sliding doors. Radiator. Coving to textured ceiling.



#### BEDROOM THREE 11' 1" x 9' 3" (3.38m x 2.82m)

Double glazed window to front aspect. Fitted wardrobes to one wall. Radiator. Textured ceiling.





Obscure double glazed window to side aspect. Radiator.  
Coving to ceiling.

