

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Ashingdon Road, Ashingdon, SS4 3EN



Guide Price: £375,000 - £400,000

Situated in the heart of Ashingdon, with a spacious road frontage with the driveway providing off street parking for four/five vehicles, is this spacious extended two double bedroom semi detached bungalow. Having a large lounge/diner, extended kitchen/breakfast room, conservatory and rear garden measuring approximately 60ft. Within walking distance to local shops, schools and bus routes.

NO ONWARD CHAIN.

Council Tax Band: D. EPC Rating: TBC. Our Ref: 20184.

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Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance hall.

SPACIOUS ENTRANCE HALL

Double opening storage cupboard. Radiator. Original parquet flooring. Coving to plastered ceiling with inset LED spotlighting. Access to loft.



BEDROOM ONE 13' x 10' 8" (3.96m x 3.25m)

Double glazed window to front aspect. Radiator. Wood effect flooring. Coving to plastered ceiling.



BEDROOM TWO 11' 9" x 8' 6" (3.58m x 2.59m)

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



SHOWER ROOM

Obscure double glazed window to side aspect. A three piece modern suite comprising walk in shower enclosure with full height glass shower and thermostatic waterfall shower head over, wall mounted wash hand basin with chrome mixer tap and vanity storage below and back to wall wc. Chrome radiator. Part tiled walls. Plastered ceiling.



LOUNGE/DINER 19' 4" x 11' (5.89m x 3.35m)

Double glazed window to front aspect. Double glazed patio doors providing access to conservatory. Door to kitchen/breakfast room. Feature fireplace with inset electric fire. Radiators. Coving to plastered ceiling.



KITCHEN/BREAKFAST ROOM 14' 4" x 13' (4.37m x 3.96m)

Double glazed windows to rear and side aspects. A comprehensive range of modern base and eye level units incorporating work surface with inset one and a half sink drainer unit. Integrated twin eye level electric oven. Gas hob with stainless steel extractor chimney above.

Space and plumbing for washing machine and tumble drier. Space for freestanding fridge freezer. Coving to plastered ceiling with inset LED spotlighting. Wood effect flooring.



CONSERVATORY 10' x 9' 2" (3.05m x 2.79m)

Double glazed French doors providing access to rear garden. Glass vaulted ceiling. Tiled flooring.



EXTERIOR.

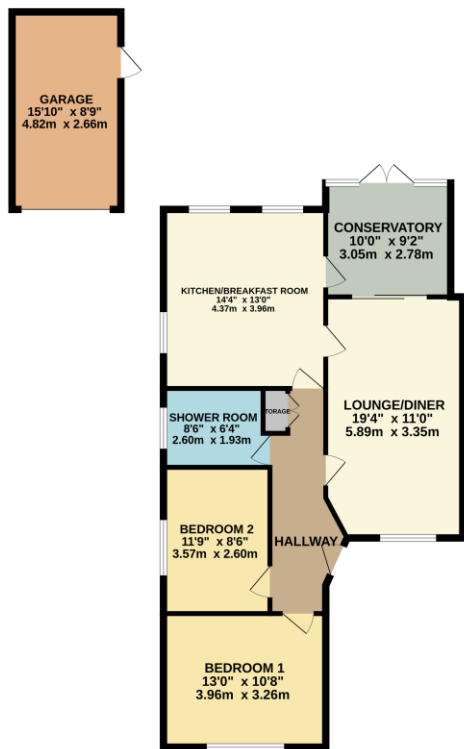
The REAR GARDEN measures approximately 60ft (18.29m) commencing with patio area leading to garden. Beautifully laid to lawn with a selection of mature flower and shrub borders. Door to garage. Gate providing access to front.



The property has a large sweeping frontage with lawn area and driveway providing off street parking for four/five vehicles leading to **DETACHED GARAGE** with up and over door.



GROUND FLOOR
1005 sq.ft. (93.4 sq.m.) approx.



TOTAL FLOOR AREA : 1005 sq.ft. (93.4 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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