

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Rectory Avenue, Ashingdon, SS4 3AW



Guide Price:
£475,000 - £500,000

Situated in the heart of Ashingdon is this well presented three bedroom detached house with open plan kitchen/breakfast room, spacious lounge/diner, en suite to bedroom one, secluded rear garden with brick built garden office, parking to front and carport and own driveway to rear. Within walking distance to all local amenities including shops and schools.

Viewing advised. Council Tax Band: E.

EPC Rating: TBC. Our Ref: 15583.

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Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance hall.

ENTRANCE HALL

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



GROUND FLOOR WC

Obscure double glazed window to rear aspect. A two piece suite comprising wall mounted wash hand basin with tiled splash back and close coupled wc. Radiator. Plastered ceiling.

LOUNGE/DINER 18' 8" x 11' 6" (5.69m x 3.51m)

Double glazed bay window to front aspect. Double glazed French doors and double glazed windows providing access to rear garden. Feature fireplace with inset fire. Radiator. Coving to plastered ceiling.



KITCHEN/BREAKFAST ROOM 17' 7" max x 14' 7" max (5.36m x 4.44m)

KITCHEN AREA

Double glazed window to front aspect. A comprehensive range of base and eye level units incorporating granite effect roll top work surface with a one and a half stainless steel sink drainer unit. Integrated electric oven. Gas hob with stainless steel extractor chimney above. Integrated fridge freezer. Tiled splash backs. Tiled flooring. Plastered ceiling. Open plan to breakfast area.



BREAKFAST AREA

Double glazed French doors providing access to rear garden. Continuation of tiled flooring. Radiator. Door to utility room.



UTILITY ROOM 6' 2" x 6' 1" (1.88m x 1.85m)

Double glazed door providing access to rear garden. Base and eye level units incorporating roll top work surface with inset stainless steel sink drainer unit. Tiled splash backs. Tiled flooring.

FIRST FLOOR LANDING

BEDROOM ONE 13' 11" x 12' 4" (4.24m x 3.76m)

Double glazed window to front aspect. Fitted wardrobes with mirror fronted sliding doors to one wall. Radiator. Plastered ceiling. Door to en suite.



BEDROOM TWO 13' x 9' 7" (3.96m x 2.92m)

Double glazed window to rear aspect. Radiator. Plastered ceiling.



BEDROOM THREE 17' x 8' (5.18m x 2.44m)

Double glazed windows to front aspect. Radiator. Plastered ceiling.



EN SUITE

Obscure double glazed window to rear aspect. A three piece suite comprising tiled shower cubicle with thermostatic shower, pedestal wash hand basin with tiled splash back and close coupled wc. Radiator. 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. Part tiled walls. Wood effect flooring.



Gate providing access to rear of property with **CARPORT** and own driveway (with access provided via Reynolds Gardens).



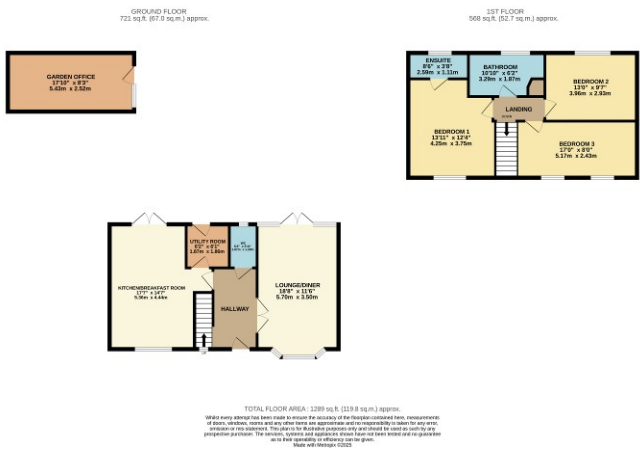
The **FRONT** has own driveway providing off street parking.

EXTERIOR.

A **SECLUDED REAR GARDEN** commencing with raised decked area leading to garden. Laid to lawn. Flower and shrub borders. Further decked area to rear of garden providing perfect outdoor seating space. To the rear of the garden.



BRICK BUILT GARDEN OFFICE 17' 10" x 8' 3" (5.44m x 2.51m) with power and lighting.



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 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.