

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Princess Gardens, Ashingdon, SS4 3BL



Guide Price:
£350,000 - £375,000

Situated in the heart of Ashingdon and occupying a substantial corner plot position is this spacious well presented two double bedroom semi detached bungalow having a footage in excess of 1,000 sq ft. Having a large lounge opening to kitchen/breakfast room, large master bedroom with en suite, garden, shingled driveway/outdoor area to rear and block paved driveway providing off street parking. Within walking distance to local amenities.

NO ONWARD CHAIN.

Viewing advised. EPC Rating: D. Our Ref: 20383.

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Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance hall.

ENTRANCE HALL

Radiator. Wood effect flooring. Plastered ceiling with inset LED spotlighting. Access to loft.



SHOWER ROOM

Obscure double glazed window to front aspect. A three piece suite comprising corner shower cubicle with thermostatic shower, pedestal wash hand basin with chrome mixer tap and tiled splash back and close coupled wc. Radiator. Wood effect tiled flooring. Plastered ceiling.



BEDROOM TWO 16' x 9' 11" (4.88m x 3.02m)

Double glazed window to side and front aspects. Radiator. Plastered ceiling.



BEDROOM ONE 18' 3" x 16' 2" (5.56m x 4.93m)

Double glazed window to front aspect. Radiator. Plastered ceiling. Door to en suite.



LOUNGE 18' 7" x 12' 4" (5.66m x 3.76m)

Double glazed window to front aspect. Radiator. Plastered ceiling. Open plan through to kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM 18' 7" x 11' 8" (5.66m x 3.56m)

Two double glazed windows to front aspect. French doors providing access to side shingled driveway/outdoor seating area.



EN SUITE BATHROOM

A three piece suite comprising panelled bath with thermostatic shower over and full height glass shower screen, pedestal wash hand basin with chrome mixer taps and close coupled wc. Heated chrome towel radiator. Part tiled walls. Wood effect tiled flooring.



KITCHEN AREA

A comprehensive range of modern high gloss base and eye level units incorporating granite effect roll top work surface with inset stainless steel sink drainer unit. Integrated electric oven with electric hob and stainless steel extractor chimney above. Space and plumbing for appliances. Feature brick tiled splash backs. Porcelain tiled flooring. Plastered ceiling with inset LED spotlighting.

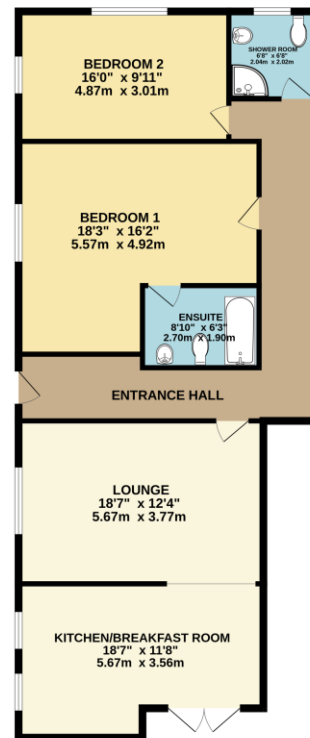


EXTERIOR.

A **SIDE GARDEN** with a paved patio area leading to **GARDEN** which is laid to lawn with centralised pathway leading to front door. Secure gate providing access to side. Further gate providing access to shingled driveway to rear. Block paved driveway providing off street parking for three/four vehicles.



GROUND FLOOR
1132 sq.ft. (105.1 sq.m.) approx.



TOTAL FLOOR AREA : 1132 sq.ft. (105.1 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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