

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

16a Albert Road, Ashingdon, SS4 3EZ



Guide Price:
£600,000 - £625,000

Situated in this popular area of Ashingdon is this detached house with three reception rooms, large conservatory, four generously sized bedrooms, rear garden measuring approximately 100ft, off street parking for two vehicles and integral garage.

Council Tax Band: F. EPC Rating: TBC. Our Ref: 20304.

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Accommodation comprises:

Entrance via entrance door with stained glass windows to entrance hall.

ENTRANCE HALL

Radiator. Oak flooring. Stairs to first floor accommodation.



DINING ROOM 12' 4" x 9' 2" (3.76m x 2.79m)

uPVC double glazed windows to front aspect. Radiator. Coving to plastered ceiling. Continuation of oak flooring.



GROUND FLOOR CLOAKROOM

Obscure double glazed lead light window to side aspect. A two piece suite comprising inset sink with vanity storage below and close coupled wc. Towel rail. Part tiled walls. Tiled flooring.



STUDY 7' 1" x 6' 8" (2.16m x 2.03m)

Double glazed window to side aspect. Continuation of oak flooring. Radiator.



LOUNGE 17' 4" x 11' (5.28m x 3.35m)

Two double glazed lead light windows to side aspect. Double glazed French doors providing access to conservatory. Feature fireplace. Radiator. Coving to plastered ceiling. Continuation of oak flooring.



UTILITY ROOM 7' 1" x 5' 2" (2.16m x 1.57m)

uPVC double glazed lead light window to side aspect. uPVC double glazed lead light door to side aspect. A range of base and eye level units incorporating roll edge work surface with inset sink with mixer tap. Space and plumbing for washing machine. Space for tumble dryer. Radiator. Tiled flooring.



KITCHEN 11' 7" x 10' 3" (3.53m x 3.12m)

Door providing access to conservatory. A range of base and eye level units incorporating work surface with inset sink drainer unit. Integrated Bosch double oven. Integrated gas hob with extractor fan above. Integrated Kenwood fridge. Integrated NEFF dishwasher. Tiled flooring. Plastered ceiling with inset downlights.





CONSERVATORY 15' 4" x 12' 1" (4.67m x 3.68m)

Double glazed windows to all aspects. Double glazed French doors providing access to rear garden. Tiled flooring with under floor heating.



FIRST FLOOR LANDING

Double glazed window to side aspect. Storage cupboard. Access to loft via loft ladder, is partially boarded and has lighting.



BEDROOM ONE 17' 9" x 11' 3" (5.41m x 3.43m)

Double glazed lead light window to rear aspect. Built in wardrobe. Radiator. Coving to plastered ceiling. Wood effect laminate flooring. Door to en suite.



EN SUITE

Obscure double glazed lead light window to side aspect. A three piece suite comprising shower, pedestal wash hand basin and close coupled wc. Tiled walls. Tiled flooring. Radiator.



BEDROOM TWO 13' 9" x 11' 7" (4.19m x 3.53m)

Two double glazed lead light windows to front aspect. Radiator. Coving to plastered ceiling.



BEDROOM THREE 17' 9" x 10' (5.41m x 3.05m)

Double glazed lead light window to rear aspect. Mirror fronted wardrobes to one wall. Radiator. Coving to plastered ceiling.



BEDROOM FOUR 14' 9" x 9' 8" (4.5m x 2.95m)

Double glazed lead light bay window to front aspect. Built in wardrobe. Radiator. Coving to plastered ceiling.



BATHROOM

Double glazed lead light window to side aspect. A three piece suite comprising tiled bath, pedestal wash hand basin and close coupled wc. Tiled walls. Coving to plastered ceiling with inset downlights.



EXTERIOR.

The **REAR GARDEN** measures approximately 100ft (30.48m) commencing with patio leading to garden. Laid to lawn. Shrubs and trees to borders. Shed. Access to the front from both sides.



The **FRONT** has block paved driveway providing off street parking for two vehicles leading to **INTEGRAL GARAGE** measuring 16' 8" x 7' 6" (5.08m x 2.29m) with electric roller door and houses the boiler. Lawn area.

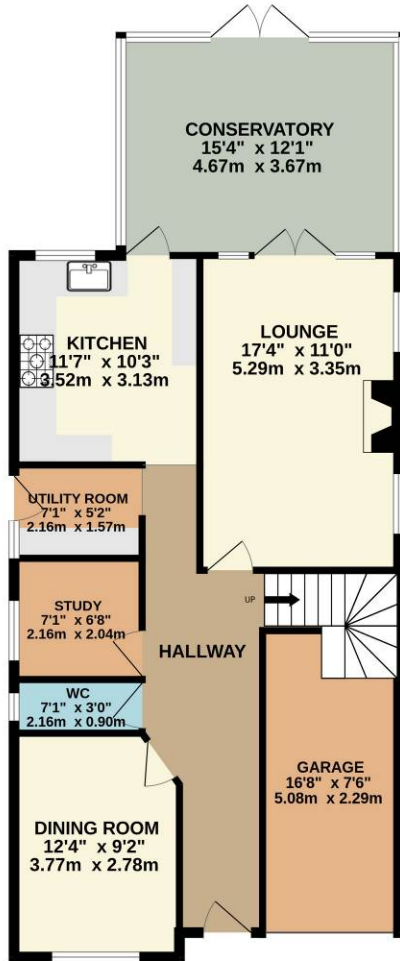


Agents Note:

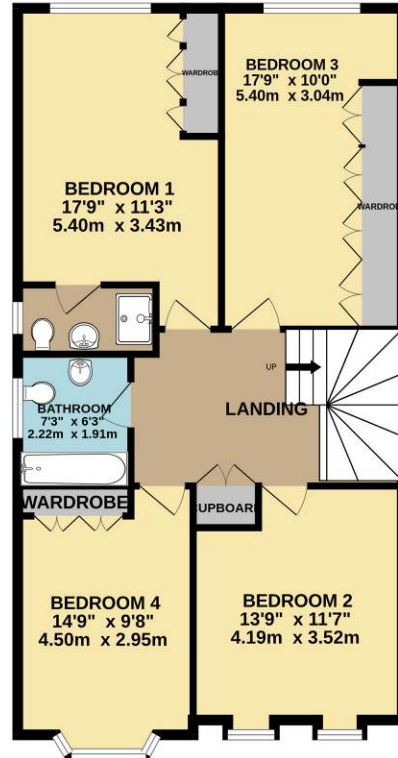
The property has a security alarm system.

The vendors advise that the cabin to the rear of the garden is to be demolished.

GROUND FLOOR
984 sq.ft. (91.4 sq.m.) approx.



1ST FLOOR
851 sq.ft. (79.1 sq.m.) approx.



TOTAL FLOOR AREA: 1836 sq.ft. (170.5 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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