

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Cedar Walk, Canewdon, SS4 3QL



Guide Price:
£290,000 - £300,000

Situated in the semi-rural village of Canewdon is this well presented three bedroom end of terrace family home benefiting from recently landscaped, low maintenance rear garden, off-street parking and own garage in a block. Within easy walking distance to local shop, public house, bus routes and countryside walks.

EPC Rating: C. Our Ref 19256.

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Entrance via double glazed entrance door to

SPACIOUS ENTRANCE HALL

Stairs to first floor accommodation. Under stairs storage cupboard. Radiator.



LOUNGE/DINER 20' 7" x 12' (6.27m x 3.66m)

Double glazed window to the front aspect. Double glazed French doors, with full height adjacent windows, providing access to rear garden. Radiator.



KITCHEN 12' 3" x 8' 5" (3.73m x 2.57m)

Double glazed window to the rear aspect. Double glazed door providing access to rear garden. Range of base and eye level units. Roll edge work surfaces. Under unit lighting. Inset stainless steel sink drainer unit with mixer tap. Electric double oven with electric hob. Extractor hood. Tiled splash backs. Integrated fridge/freezer. Space for washing machine. Tiled floor. Ceiling spot lights.



FIRST FLOOR ACCOMMODATION

LANDING

Doors to rooms.

BEDROOM ONE 12' 5" x 10' 2" (3.78m x 3.1m)

Double glazed window to the rear aspect. Radiator.



BEDROOM TWO 12' 5" x 9' 8" (3.78m x 2.95m)

Double glazed window to the front aspect. Radiator.



BEDROOM THREE 10' 3" x 9' 10" (3.12m x 3m)

Double glazed window to the front aspect. Fitted storage cupboard/wardrobe. Radiator.



FAMILY BATHROOM 9' 4" x 5' 8" (2.84m x 1.73m)

Obscure double glazed window to the rear aspect. WC with low level cistern. Pedestal wash hand basin. Panelled bath with shower over. Cupboard housing boiler. Tiled floor. Tiled walls. Radiator.



EXTERIOR

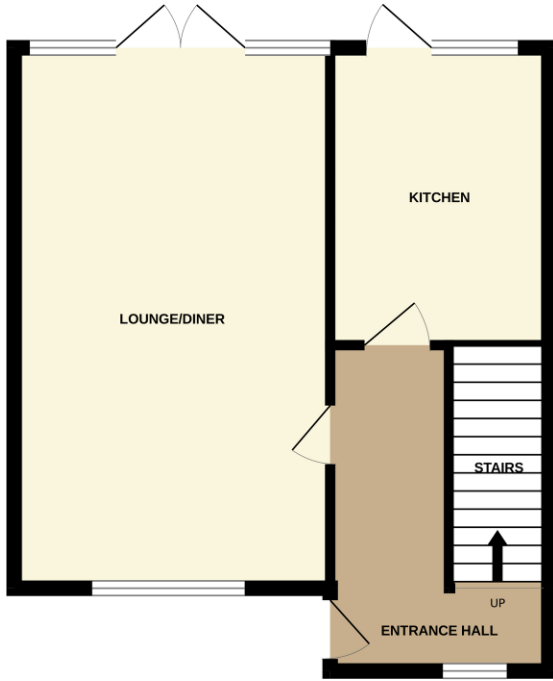
The **LANDSCAPED REAR GARDEN** measures approximately 40' (12.19m) and commences with paved patio leading to artificial laid lawn. Gate providing access to the side/front.



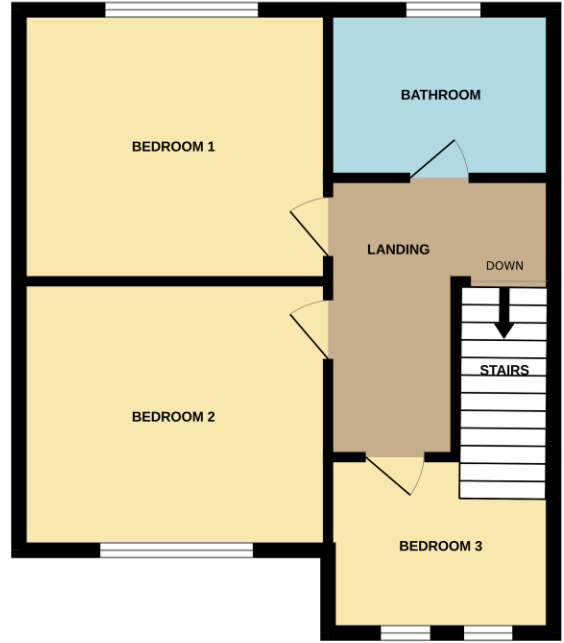
The **FRONT** laid lawn with pathway leading to entrance door.

SINGLE GARAGE in block with Up & Over door, with off-street parking in front.

GROUND FLOOR
445 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq.ft. (82.8 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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