

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Lambourne Hall Road, Canewdon, SS4 3PG



Guide Price £850,000 - £875,000

We are delighted to offer for sale this stunning extended three bedroom detached bungalow which sits on a plot in excess of one acre with far reaching views across open fields to rear and front, stunning rear gardens, large sweeping driveway providing off street parking approached by wrought iron double opening gates. Further double opening gates to rear of property leading to large double garage. Having been improved by the current owners to a very high specification throughout with large kitchen/breakfast room, large lounge and en suites to two bedrooms. Within walking distance to the local public houses and shops in Canewdon as well as countryside walks to Paglesham and the popular Plough & Sail Pub.

Council Tax Band: E. EPC Rating: D.

Viewing highly recommended. Our Ref: 17699.

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Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance hall.

SPACIOUS ENTRANCE HALL

Radiators. Coving to plastered ceiling with inset LED spotlighting. Access to loft.



BEDROOM TWO 13' x 12' (3.96m x 3.66m)

Double glazed bay window to front aspect. Wardrobes to one wall with mirror fronted sliding doors. Coving to plastered ceiling. Radiator. Door to en suite.



LUXURY EN SUITE

Obscure double glazed window to front aspect. A three piece suite comprising tiled double walk in shower cubicle with waterfall shower head, wall hung wash hand basin with high gloss vanity storage below and back to wall wc. Heated towel radiator. Tiled walls. Complementary tiled flooring. Plastered ceiling with inset spotlighting.



BEDROOM THREE 13' x 12' (3.96m x 3.66m)

Double glazed bay window to front aspect. Coving to plastered ceiling. Radiator.



BEDROOM ONE 21' 8" x 10' 10" (6.6m x 3.3m)

Double glazed window to front and side aspects. Fitted wardrobes and bedroom drawer storage. Coving to plastered ceiling. Radiator. Door to en suite.



LUXURY EN SUITE

Obscure double glazed window to front aspect. A three piece suite comprising tiled double walk in shower cubicle with thermostatic shower, wall hung wash hand basin with high gloss vanity storage below and back to wall wc. Heated towel radiator. Tiled walls. Complementary tiled flooring. Plastered ceiling with inset spotlighting.



BATHROOM

A three piece suite comprising panelled bath with centralised chrome mixer tap and shower over and glass shower screen, inset wash hand basin with vanity storage below and back to wall wc. Heated towel radiator. Tiled walls. Tiled flooring. Plastered ceiling with inset LED spotlighting.



LOUNGE 21' 8" x 17' 2" (6.6m x 5.23m)

Double glazed windows to rear aspect. Feature brick built fireplace with inset log burner. Radiators. Coving to plastered ceiling with inset LED spotlighting. Door through to kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM 28' 8" x 11' 10" (8.74m x 3.61m)

Double glazed windows to rear and side aspects. Double glazed French doors providing access to conservatory. Double glazed door providing access to rear garden. A comprehensive range of Shaker style base and eye level units incorporating quartz work surface with a one and a half inset stainless steel sink drainer unit. Tiled splash backs. Extending from the units is a breakfast bar with quartz work surface. Space for freestanding Range Cooker with contemporary extractor above. Space for American style fridge freezer. Integrated dishwasher. Integrated appliances. Coving to plastered ceiling with inset LED spotlighting. Door to pantry.



PANTRY 6' 10" x 6' 3" (2.08m x 1.91m)

Double glazed window to side aspect. Fully shelved. Tiled flooring.



CONSERVATORY 13' x 10' 5" (3.96m x 3.18m)

Double glazed windows to rear aspect. Double glazed patio doors providing access to rear garden. Vaulted glass roof. Electric radiator. Tiled flooring.



EXTERIOR.

The property sits on a stunning plot measuring in excess of one acre with the **REAR GARDEN** commencing with a slate patio area with steps up to garden. Beautifully laid to lawn with a selection of mature flowers, shrubs and trees to all borders. There are stunning far reaching views to the very rear of the garden overlooking farm land. At the rear of the garden is a genuine World War II hexagonal pill box which is an historic feature of the village.



LARGE DOUBLE DETACHED GARAGE 31' 1" x 21' 5" (9.47m x 6.53m)

Two electric roller doors to front. Power and lighting.

There is **SPACIOUS SIDE ACCESS** to the side, which would lend itself to further parking, if required.

Door to **OUTSIDE UTILITY AREA**. Double glazed window to rear. Base level units with oak work surfaces. Space and plumbing for appliances.

SUMMERHOUSE 12' 9" x 10' 2" (3.89m x 3.1m) Power and lighting. Separate WC.



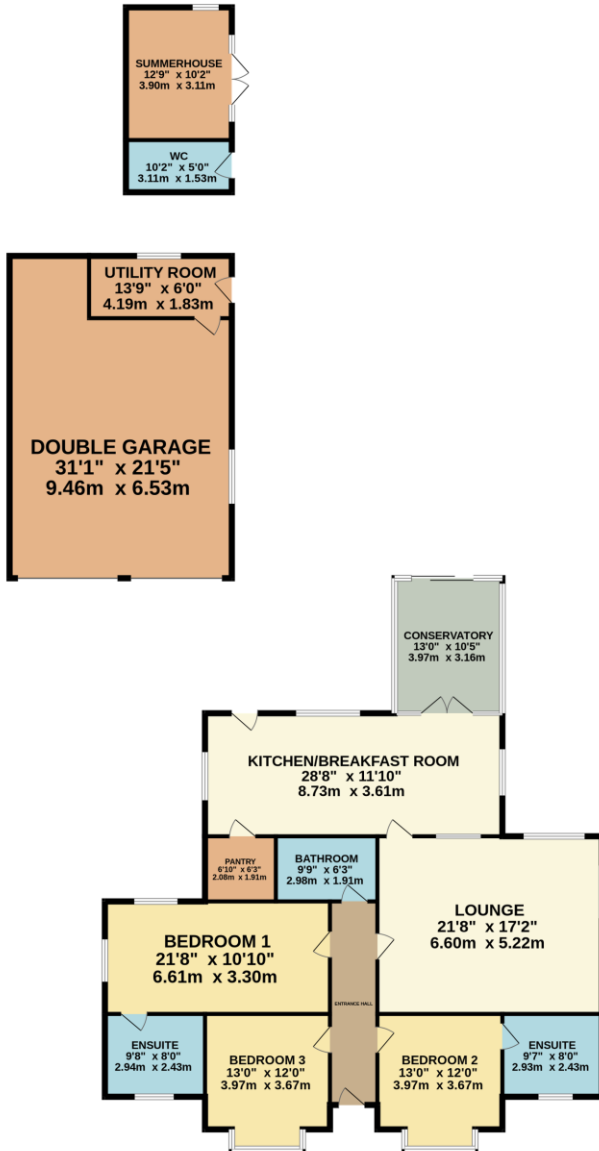
Side gate providing access to front. Wrought iron gates to the front.



The **FRONT** has a stunning sweeping driveway providing off street parking for numerous vehicles.



GROUND FLOOR
2567 sq.ft. (238.5 sq.m.) approx.



TOTAL FLOOR AREA : 2567 sq.ft. (238.5 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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