



Brown & Brand



Westwood Gardens
Daws Heath, SS7 2SJ

- Two Bedroom Semi Detached Bungalow
- Offered With No Onward Chain
- Popular And Sought After Westwood Estate
- Close To Local Shops And Amenities

Guide Price £325,000 to £350,000





Property Description

Guide Price - £325,000 - £350,000

Situated in the sought-after Westwood Estate, this well-positioned property offers an excellent opportunity within a desirable area renowned and offered with NO ONWARD CHAIN.

Inside, you'll find a spacious lounge, two generously sized bedrooms, a functional kitchen, and a well-appointed three-piece bathroom.

The exterior features a private, unoverlooked rear garden, ideal for outdoor relaxation or entertaining. There is also ample off-street parking to the side and a garage, providing added convenience and storage options.

Located in a popular neighbourhood, residents benefit from a wide range of local amenities including shops, restaurants, and parks, as well as excellent transport links offering easy access to surrounding areas.



ACCOMODATION

Approached via a side entrance door featuring a decorative double-glazed glass panel, which opens into the entrance hallway.

ENTRANCE HALLWAY

Carpeted flooring. Tiled ceiling with pendant lighting. Door giving access through to the adjoining room.

LOUNGE

17' x 10' 7" (5.18m x 3.23m) Large double-glazed window to the front. Carpeted flooring. Tiled ceiling with pendant lighting. Radiator. Feature brick fireplace with mantel over and log-effect gas fire. Picture rail to one wall. Door giving access through to the next room.

INNER HALLWAY

Carpeted flooring. Access to loft via fitted loft ladder. Smooth plastered ceiling with pendant light fitting. Cupboard housing the combination boiler (installed in 2022).

KITCHEN

9' 5" x 9' 1" (2.87m x 2.77m) Fitted with a range of matching wall and base units, including cupboards and drawer packs, with contrasting work surfaces over. Inset stainless steel sink with drainer and mixer tap. Fully tiled walls. Freestanding gas cooker with double oven, grill, and four-ring hob. Fitted washing machine and integrated fridge and freezer. Cushioned flooring. Smooth plastered ceiling with pendant light fitting. Radiator. Cupboard with sliding door housing the fuse box and meters. Double glazed door with opaque glass providing side access, and double-glazed window to the side aspect.

BEDROOM ONE

14' x 10' 6" (4.27m x 3.2m) Double glazed window to the rear. Carpeted flooring. Smooth plastered ceiling with pendant light fitting. Radiator. Fitted wardrobes with sliding doors to one wall.

BEDROOM TWO

9' 4" x 8' 7" (2.84m x 2.62m) Double glazed window to the rear. Wood effect cushion flooring. Tiled ceiling with pendant light fitting. Radiator.

BATHROOM

Fitted with a three-piece suite comprising a panelled bath with fitted shower over, pedestal wash hand basin, and WC. Obscure double-glazed window to the side. Fully tiled walls and flooring. Radiator. Textured ceiling with pendant light fitting.

EXTERNALLY

REAR GARDEN

The property benefits from an unoverlooked, easily maintained rear garden featuring a well-kept lawn edged with mature shrubs and trees, all enclosed by privacy fencing. A garden shed provides additional storage, while a driveway to the side leads to a garage, offering ample off-road parking.





FRONT GARDEN

At the front, the property boasts a neatly maintained lawn enclosed by a brick boundary wall and complemented by attractive tree and shrub borders. There is additional parking space to the front, with wrought iron gates providing access to the rear garden.



GROUND FLOOR



Energy performance certificate (EPC)

6 Mansfield Gardens SS14 1ST SS17 2JU	Energy rating	Valid until: 2 November 2020															
	D	Certificate number: 8086-2027-6090-2205-7645															
Property type	Semi-detached bungalow																
Total floor area	55 square metres																
Rules on letting this property																	
Properties can be let if they have an energy rating from A to E.																	
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/landlords-on-energy-efficiency-standards)																	
See how to improve this property's energy efficiency																	
Energy rating and score This property's energy rating is D. It has the potential to be C.																	
The graph shows this property's current and potential energy rating. Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be. For properties in England and Wales, the average energy rating is D and the average energy score is 50.																	
The graph shows a vertical bar chart of energy ratings from A at the top to G at the bottom. Each rating has a corresponding score range. The current rating is D (score 44-55) and the potential rating is C (score 69-80). <table border="1"><thead><tr><th>Rating</th><th>Score Range</th></tr></thead><tbody><tr><td>A</td><td>92-100</td></tr><tr><td>B</td><td>81-91</td></tr><tr><td>C</td><td>69-80</td></tr><tr><td>D</td><td>55-68</td></tr><tr><td>E</td><td>39-54</td></tr><tr><td>F</td><td>21-38</td></tr><tr><td>G</td><td>1-20</td></tr></tbody></table>		Rating	Score Range	A	92-100	B	81-91	C	69-80	D	55-68	E	39-54	F	21-38	G	1-20
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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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