

THINKING OF SELLING OR TRYING TO SELL?

- Family Firm Established since 1980
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The Property Ombudsman

- All Homes Visibly Marketed from Team Agencies in Essex & LONDON
- Accompanied Viewings
- Excellent photography & Floorplans
- Highly Experienced Agency, 1000's successfully

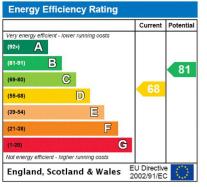














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OHNCOTTIS



Devonshire Gardens, Linford, Essex, SS17 0QW | Offers In Excess Of: £325,000

- Generous 3 bed, 2 reception room family home G/F wc + 1st floor bathroom
- 77ft garden and front off road parking
- Close to train station, park & local pub
- Garage in block
- No Onward Chain







19 Kings Parade, King Street, Stanford-le-Hope, Essex, SS17 0HP 01375 676655 sales@johncottis.co.uk www.johncottis.co.uk

Registered Proprietors Temp-Green LTD., Trading as John Cottis & Co. Registered in England No. 1534107

77ft garden*Minutes walk to London/Southend bound Train Station*Park ground in sight from road*Feature sized master bedroom*Lounge & dining room*G/F WC + family bathroom*Extension potential*No Onward Chain*Parking & Garage*

Entrance Reception Hall:

Radiator. Fitted carpet. Access to under stairs storage cupboards. Door to ground floor wc, lounge, dining and kitchen.

Lounge: 13'1" x 10'7" (4m x 3.23m)

Double glazed window to front. Radiator. Fitted carpet. Coved cornice to ceiling. Open arch to dining room.

Dining Room: 13'5" x 10'7" (4.1m x 3.23m)

Borrowed light window to rear. Radiator. Fitted carpet.

Kitchen: 10'3" x 6'10" (3.12m x 2.08m)

Borrowed light window to rear. Door to garden room. Tiled flooring. Coved cornice to ceiling. Tiled walls. Fitted kitchen.

Garden Room: 16'9" x 5'10" (5.1m x 1.78m)

Windows and door to rear giving visual and access to the

garden.

Landing: 9'4" x 6'10" (2.84m x 2.08m)

Fitted carpet. Coved cornice to ceiling. Access to loft space.

Doors to first floor accommodation.

Bedroom 1: 14'6" x 13'5" (4.42m x 4.1m)

Two double glazed windows to rear. Radiator. Fitted carpet.

Coved cornice to ceiling.

Bedroom 2: 13' x 10'8" (3.96m x 3.25m)

 $\label{eq:conditional} \mbox{Double glazed window to front. Radiator. Fitted carpet. Coved}$

cornice to ceiling. Fitted wardrobe.

Bedroom 3: 10'4" x 6'10" (3.15m x 2.08m)

Double glazed window to rear. Radiator. Fitted carpet. Coved

cornice to ceiling.

Bathroom: 6'9" x 6'5" (2.06m x 1.96m)

Double glazed window to front. Tiled flooring. Coved cornice to ceiling. Three piece bath suite. Tiled walls.

Front Exterior:

Front off road parking. Shared link through to rear garden.

Garage:

In block included.

Rear Garden:

Comprising: patio, lawn and borders.





