



STUART THOMAS
ESTATES

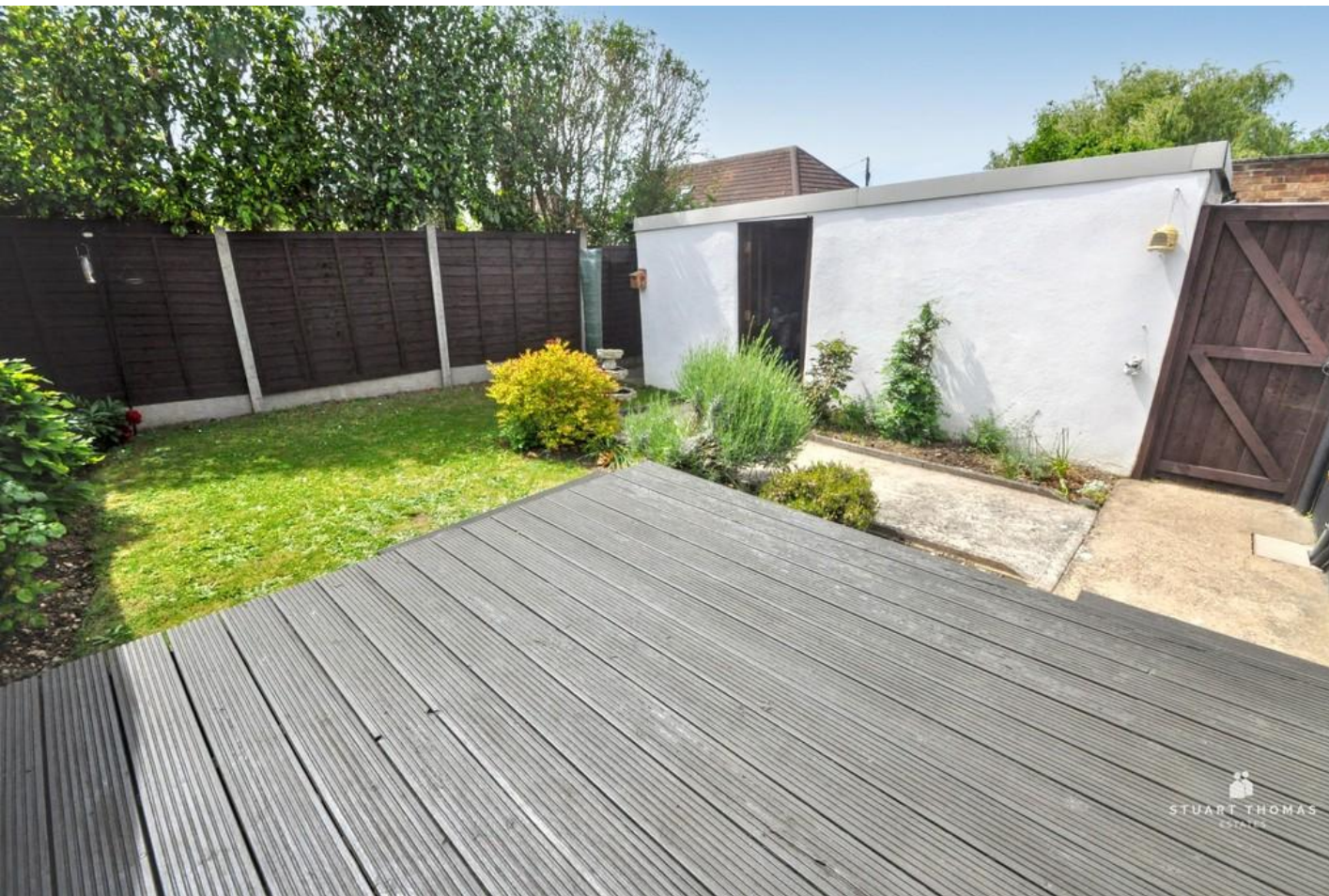


- POPULAR CUL DE SAC LOCATION
- TWO GOOD SIZE BEDROOMS
- EASILY MAINTAINED GARDEN
- FITTED KITCHEN

17 Tollgate, Daws Heath, SS7 3UX

£350,000

Tucked away in this popular cul de sac is this delightful semi detached two bedroom bungalow with a manageable garden and garage. There is a spacious Lounge with patio doors to the rear garden. Two good size bedrooms, bathroom and fitted kitchen.



Property Description

ENTRANCE HALL

Double glazed entrance door with lead light stained glass insets leads to the L shaped entrance hall. Wood effect flooring. Radiator. Access to the loft. Built in storage cupboard.

LOUNGE

This attractive room has double glazed patio doors leading to the rear garden. Radiator. Coving. Inset ceiling spotlights. Wood effect flooring. Display recesses with lighting. Built in cupboard. Thermostat for the central heating.

KITCHEN

Well fitted with a range of units at eye and base level with ample work surfaces over. One and a half bowl single drainer stainless steel sink unit with a mixer tap over. Four ring gas hob with an extractor cooker hood over and a built under oven. Space and plumbing for a washing machine. Double glazed window overlooks the rear garden. Half glazed double glazed door to the side. Inset ceiling spotlights. Cupboard housing the gas fired combi central heating boiler.

BEDROOM ONE

Double glazed window to the front. Radiator. Coving.

BEDROOM TWO

Double glazed window to the front. Radiator.

BATHROOM

With a white 3 piece suite comprising a low level wc pedestal hand wash basin and a panelled bath with an electric shower over and shower screen. Obscure double glazed window to the side. Fully tiled to all visible walls. Heated towel rail. Inset ceiling spotlights.





GARAGE

Detached with an up and over door. Personal door to the side.

REAR GARDEN

This easily maintained rear garden is laid to lawn with a decked area. Screen fencing. Side access to the front.

GENERAL

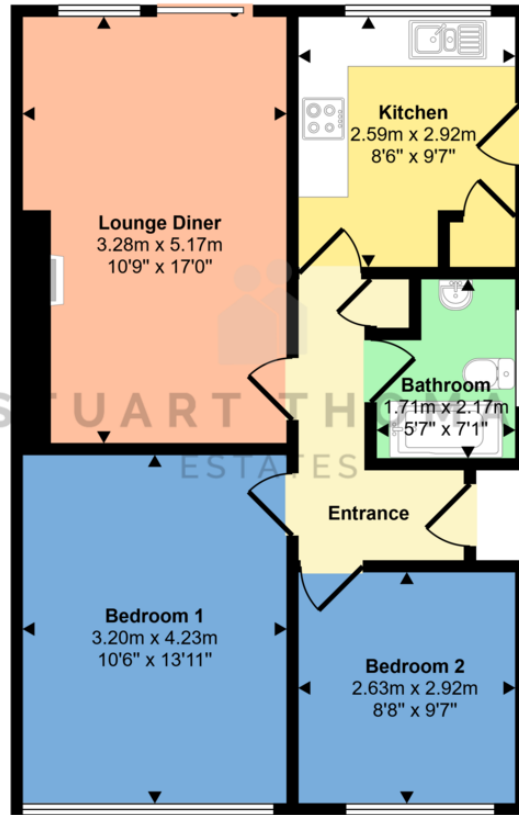
Tenure Freehold

Castle Point Borough Council

Council Tax Band C



Approx Gross Internal Area
57 sq m / 613 sq ft



Floorplan

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and

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