

## Highcliff Crescent, Ashingdon, SS4 3HN



£425,000

Situated in a quiet cul-de-sac location is this well presented, spacious two double bedroom detached bungalow benefiting from having modern fitted kitchen/breakfast room, large lounge, conservatory, four piece bathroom, good size rear garden and garage.

Viewing highly advised.

EPC Rating: tbc. Our Ref 17613



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Entrance via double glazed sliding door to

### **ENTRANCE PORCH**

Door to

### **SPACIOUS ENTRANCE HALL**

Storage cupboard. Radiator.



### **LOUNGE 17' x 12' (5.18m x 3.66m)**

Feature brick fireplace with space for electric fire. Two radiators.

### **KITCHEN/BREAKFAST ROOM 15' 1" x 9' 10" (4.6m x 3m)**

Double glazed window to the rear. Double glazed door providing access to conservatory. Range of modern fitted base and eye level units. Roll edge work surfaces. Inset one and half sink drainer unit. Space for appliances. Tiled splash backs. Tiled floor.

### **CONSERVATORY 11' 10" x 9' 5" (3.61m x 2.87m)**

Double glazed windows. Pitched Perspex roof with ceiling fan. Double glazed French doors providing access to rear garden. Tiled floor.



### **FOUR PIECE FAMILY BATHROOM**

Two obscure double glazed windows to the rear aspect. Low level WC. Inset wash hand basin with vanity storage below. Panelled bath. Shower cubicle with shower screen. Part tiled walls. Heated towel rail.



### **BEDROOM ONE 12' 9" x 10' 11" (3.89m x 3.33m)**

Double glazed window to the rear aspect. Range of fitted wardrobes incorporating wardrobes, drawers and dressing table unit. Radiator.





### **BEDROOM TWO 10' 11" x 9' 1" (3.33m x 2.77m)**

Double glazed window to the front aspect. Radiator.



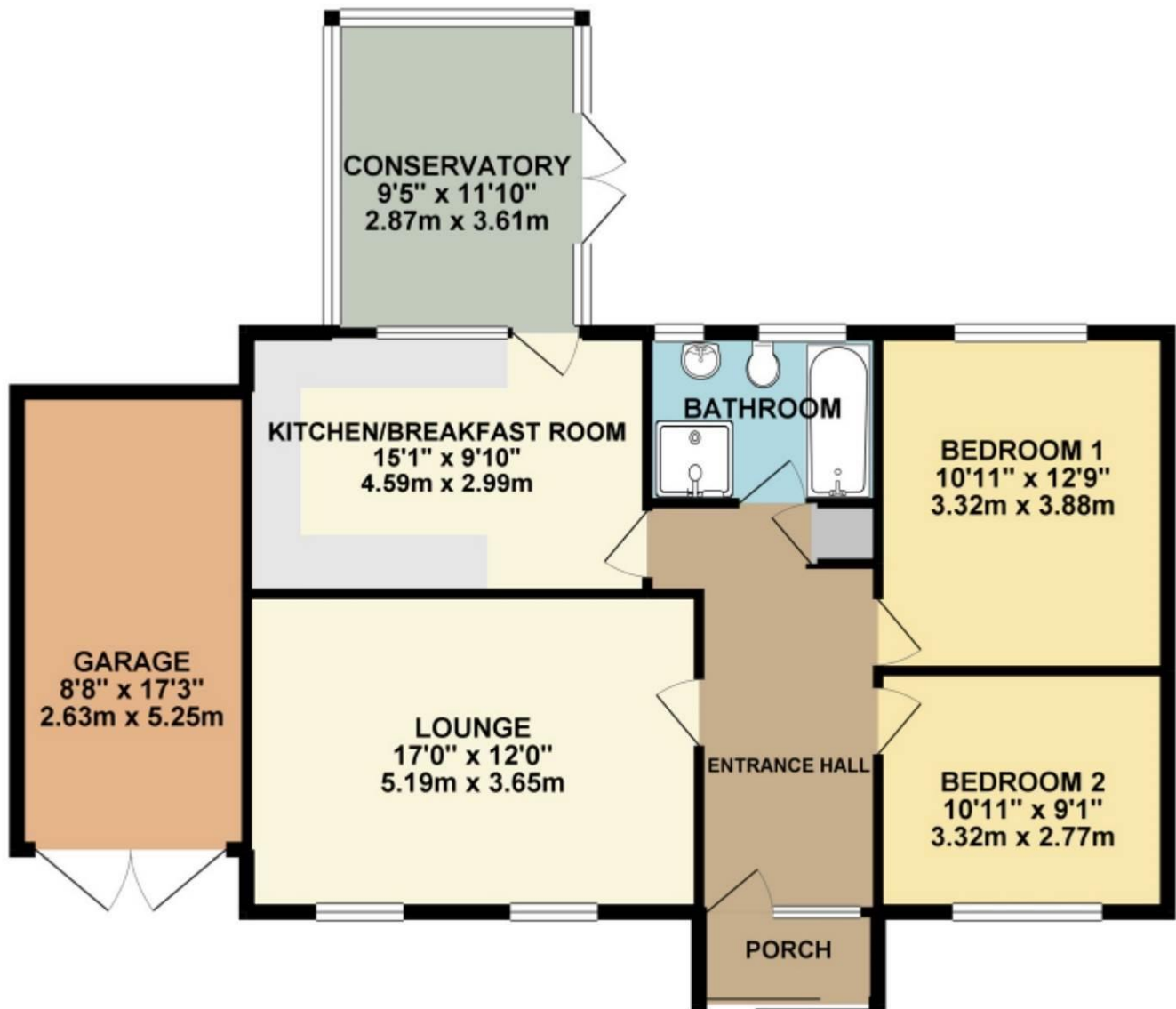
### **EXTERIOR**

The **WEST FACING REAR GARDEN** commences with crazy paved patio. Laid lawn. Range of established shrubs, flowers and trees. Stepping stones to rear. Additional side patio with gate providing access to front.



The **FRONT** has lawn area (could be converted to add to driveway) and own driveway providing off-street parking for one vehicle which in turn leads to **GARAGE 17' 3" x 8' 8" (5.26m x 2.64m)** with double opening doors, power and light.

GROUND FLOOR 1039.22 sq. ft.  
( 96.55 sq. m. )



TOTAL FLOOR AREA : 1039.22 sq. ft. ( 96.55 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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