

## Moons Close, Ashingdon, SS4 3HA



£385,000

Situated in this quiet cul de sac is this well presented two double bedroom detached bungalow with spacious lounge, modern fitted kitchen, good size utility room, study, secluded rear garden backing onto playing fields and off street parking to the front.

Viewing highly advised. EPC Rating: D. Our Ref: 17806.



**Tel: 01702 200666** **[www.williamsanddonovan.com](http://www.williamsanddonovan.com)**

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU email: [hockleysales@williamsanddonovan.com](mailto:hockleysales@williamsanddonovan.com)

Company No. 4510230 VAT Registration No. 725 9879 75

Entrance door under storm porch into entrance hall.

### **SPACIOUS ENTRANCE HALL**

Two storage cupboards.



### **BEDROOM ONE 12' x 9' 11" plus wardrobes (3.66m x 3.02m)**

Double glazed bay window to front aspect. Fitted wardrobes to one wall. Radiator. Wash hand basin. Shower unit with folding glass shower door.



### **BEDROOM TWO 13' 10" x 7' 9" (4.22m x 2.36m)**

Double glazed bay window to front aspect. Radiator.



### **BATHROOM**

Obscure double glazed window to side aspect. A three piece suite comprising panelled bath with electric shower above, pedestal wash hand basin and low level wc. Chrome heated towel rail. Tiled flooring. Tiled walls.



### **LOUNGE 14' 9" x 11' 5" (4.5m x 3.48m)**

Double glazed patio doors providing access to rear garden. Radiator.





### **KITCHEN 15' 11" x 7' 9" (4.85m x 2.36m)**

Double glazed window to rear aspect. A modern fitted kitchen comprising base and eye level units incorporating roll edge work surface above with inset one and a half sink drainer unit. Built in waist level oven. Integrated gas hob with extractor hood above. Space and plumbing for appliances. Tiled flooring. Tiled walls. Space for dining table and chairs. Door to utility room.



### **UTILITY ROOM 9' 4" x 6' 8" (2.84m x 2.03m)**

Double glazed window to rear aspect. Door providing access to rear garden. Base and eye level units incorporating roll edge work surface. Space and plumbing for washing machine. Space for American style fridge freezer. Tiled flooring. Tiled walls. Door to study.



### **STUDY 9' 4" x 9' 3" (2.84m x 2.82m)**

Double glazed window to front aspect. Radiator.



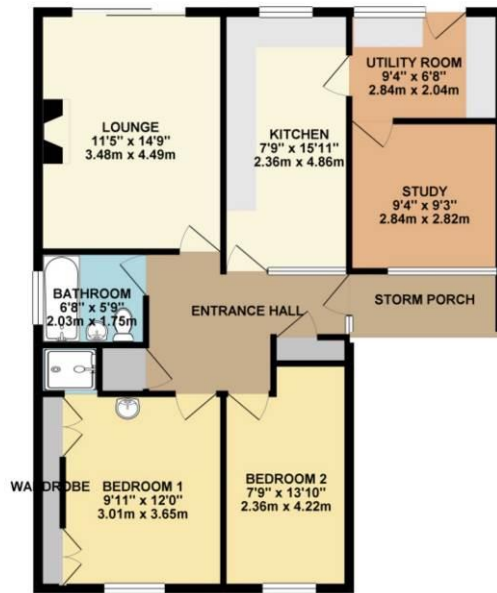
### **EXTERIOR.**

The **REAR GARDEN** is block paved with an assortment of flowerbeds and shrubs backing onto playing fields. Small pond to rear with water feature. Shed to remain. Side gate providing access to front.



The **FRONT** has block paved driveway providing off street parking for one/two vehicles.

GROUND FLOOR 865.40 sq. ft.  
( 80.40 sq. m. )



TOTAL FLOOR AREA: 865.40 sq. ft. ( 80.40 sq. m. ) APPROX.  
While every effort has been made to ensure the accuracy of the figures contained here, measurements of floor, window, walls and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The various fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
(Scale not to scale 2001)

#### Consumer Protection from Unfair Trading Regulations 2008.

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