

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

York Road, Ashingdon, SS4 3HG



Guide Price:
£650,000 - £700,000

Situated in this sought after position within Ashingdon is this stunning five double bedroom detached family home which has been finished to a high standard throughout with two reception rooms, spacious kitchen/family room, utility, en suite to bedroom one, large four piece family bathroom, 100ft south facing rear garden and large driveway with off street parking for approximately four vehicles.

Viewing highly advised.

Council Tax Band: F. EPC Rating: E.

Our Ref: 18216.

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Accommodation comprises:

Entrance via entrance door to porch.

PORCH

Door to entrance hall.

ENTRANCE HALL

Wood effect flooring. Stairs to first floor accommodation. Large walk in storage cupboard.



GROUND FLOOR WC

A two piece suite comprising counter top basin with vanity storage below and low level wc with dual push flush. Wood effect flooring.



LOUNGE 16' 6" x 14' (5.03m x 4.27m)

Double glazed bay window to front aspect. Wood effect flooring with under floor heating. Feature Victorian fireplace with decorative surround.



SITTING ROOM 14' 8" x 12' 3" (4.47m x 3.73m)

Double glazed bay window to front aspect. Wood effect flooring with under floor heating.



KITCHEN/FAMILY ROOM (L-SHAPED) 30' 6" x 17' 5" max (9.3m x 5.31m)

Two Velux windows. A large set of bi-folding doors overlooking the rear garden. A stunning fitted kitchen comprising base and eye level units incorporating wood effect work top with inset ceramic sink with drainer unit and chrome tap. Two sets of built in double ovens with micro combi grills above. Integrated fridge. Integrated freezer. Island unit with breakfast bar overhang with space for five stools below and integrated wine cooler. Integrated dishwasher. Karndean flooring with under floor heating. Space for dining table and chairs. Soft seating area. Door to utility room.



UTILITY ROOM 9' 8" x 8' 4" (2.95m x 2.54m)

uPVC door to side aspect. Base and eye level units incorporating wood work surface above with inset ceramic sink with flexi-tap. Space and plumbing for washing machine, tumble dryer and fridge freezer. Karndean flooring with under floor heating.

SPACIOUS FIRST FLOOR LANDING

BEDROOM ONE 16' 6" x 10' 11" (5.03m x 3.33m)

Three double glazed windows to front aspect. Radiator. Door to en suite.



EN SUITE SHOWER ROOM

Obscure double glazed window to side aspect. A three piece suite comprising corner shower unit with sliding glass doors and tiled surround, wash hand basin inset to vanity unit with chrome tap and low level wc. Heated towel rail. Extractor fan.



BEDROOM TWO 14' 5" x 14' (4.39m x 4.27m)

Two double glazed windows to front aspect. Radiator.



BEDROOM THREE 14' x 11' 5" (4.27m x 3.48m)

Two double glazed windows to side and rear aspects. Radiator.

BEDROOM FOUR 11' 10" x 8' 8" (3.61m x 2.64m)

Double glazed window to rear aspect. Radiator.

BEDROOM FIVE 11' 6" x 8' 8" (3.51m x 2.64m)

Double glazed window to rear aspect. Radiator.

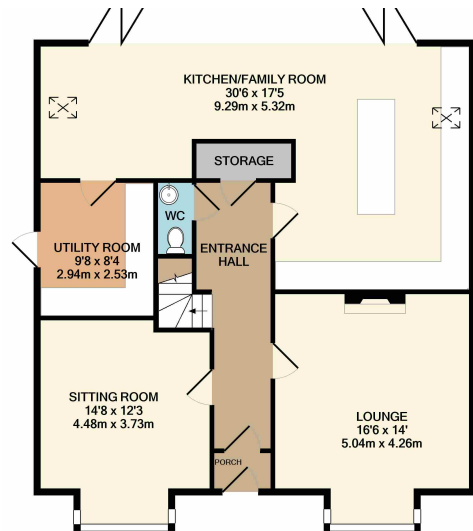
FAMILY BATHROOM

Obscure double glazed windows to side and rear aspects. A four piece suite comprising freestanding bath, corner shower with sliding glass screen and tiled surround, pedestal wash hand basin and low level wc. Wood flooring. Large storage cupboard housing water tank. Heated towel rail.

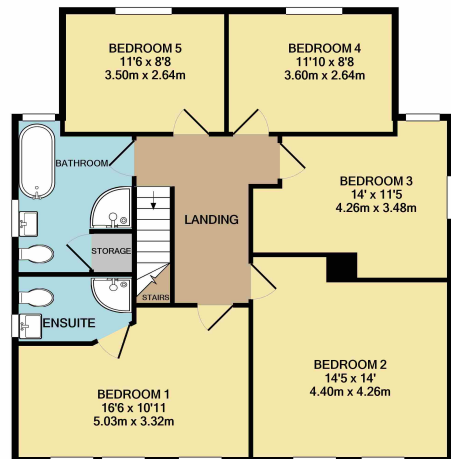
EXTERIOR.

A LANDSCAPED REAR GARDEN SOUTH FACING measuring 100ft (30.48m) commencing onto tiled patio with ample space for table and chairs. Small steps down to lawn. Established trees to rear. SUMMERHOUSE to remain with power and lighting. SHED to remain. Side access leading to front.

The **FRONT** has tiled driveway providing off street parking for approximately four vehicles.



GROUND FLOOR
APPROX. FLOOR
AREA 992 SQ.FT.
(92.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 905 SQ.FT.
(84.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1898 SQ.FT. (176.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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