

Chestnut Path, Canewdon, SS4 3QQ



O.I.R.O. £425,000

Situated in a semi-rural village offering views of the communal green to the front and within close walking distance to the local shop, pub and school as well as countryside walks, is this stunning four bedroom detached family home, improved by the current owners to a high specification throughout with modern open plan living accommodation, modern fitted kitchen and bathroom, benefiting own driveway to the rear providing off-street parking for at least two vehicles leading to two garages.

Council Tax Band: D. EPC Rating: tbc.

Ref 20358

Entrance via double glazed entrance door to

ENTRANCE PORCH/HALL

Double glazed window to the front aspect. Double glazed window to the side aspect. Tiled floor. Plastered ceiling. Radiator. Hardwood glazed door to Reception Area.



RECEPTION AREA

Stairs with feature wood strip divide to the lounge area, to first floor accommodation. Solid wood flooring. Coving to plastered ceiling. Inset spot lights. Radiator. Door to Cloakroom/WC.



CLOAKROOM/WC

Obscure double glazed window to the side aspect. WC with concealed cistern. Inset wash hand basin with vanity storage below. Contemporary tiled floor. Radiator.



L SHAPED OPEN PLAN LOUNGE/DINER 21' 9" max x 20' 1" max (6.63m x 6.12m)

Double glazed window to the front aspect. Double glazed window to the rear aspect. Double glazed French doors providing access to rear garden. Full height walk-in storage cupboard. Solid wood flooring. Coving to plastered ceiling. Inset spot lights. Radiator. Door to Kitchen/Breakfast room.





KITCHEN/BREAKFAST ROOM 20' 5" x 9' 9" (6.22m x 2.97m)

Double glazed window to the rear aspect. Double glazed French doors providing access to rear garden. Comprehensive range of Shake style base and eye level units. Roll edge work surfaces. Inset one and half sink drainer unit. Feature brick shape tiled splash backs. Integrated double electric oven. Inset electric hob with stainless steel extractor chimney above. Space for washing machine. Space for dish washer. Space for fridge/freezer. Tiled floor. Plastered ceiling. Inset spot lights. Contemporary Vertical radiator.



FIRST FLOOR ACCOMMODATION

LANDING

Airing cupboard. Plastered ceiling. Radiator.



BEDROOM ONE 12' 3" max x 11' 3" max (3.73m x 3.43m) Double glazed window to the rear aspect. Double glazed window to the side aspect. Coving to plastered ceiling. Radiator.



BEDROOM TWO 13' 5" max x 11' 9" max (4.09m x 3.58m) Double glazed window to the front aspect. Double glazed window to the side aspect. Coving to plastered ceiling. Radiator.



BEDROOM THREE 10' 7" x 7' 7" (3.23m x 2.31m) Double glazed window to the front aspect. Plastered ceiling. Radiator.



BEDROOM FOUR (CURRENTLY USED AS DRESSING ROOM) 11' 3" x 7' 10" (3.43m x 2.39m)

Double glazed window to the rear aspect. Plastered ceiling. Radiator.



FAMILY BATHROOM

Obscure double glazed window to the front aspect. WC with concealed cistern. Inset wash hand basin with vanity storage below. Panelled bath with thermostatic shower over and full height glass shower screen. Tiled floor. Tiled walls. Coving to plastered ceiling. Inset spot lights. Towel radiator.



EXTERIOR

The **SECLUDED LOW MAINTENANCE REAR GARDEN** commences with patio with steps up to artificial lawn. Flowers and shrub borders. Decking area to the rear providing perfect outdoor seating and entertainment area. Gate to the rear providing access to own driveway providing off-street parking for at least two vehicles and **TWO DETACHED GARAGES, 1st x 17' 7" x 12' 5" (5.36m x 3.78m)** with Up & Over door to the front, double glazed window to the rear garden and double glazed personal door to rear garden; **2nd x 15' 6" x 8' 2" (4.72m x 2.49m)** with Up & Over door to the front.





The **FRONT** of the property is approached via Chestnut Path with communal Village green.



NB. In accordance with the Estate Agency Act 1979, Section 21, we confirm that the vendors are a relative of a member of staff at Williams & Donovan

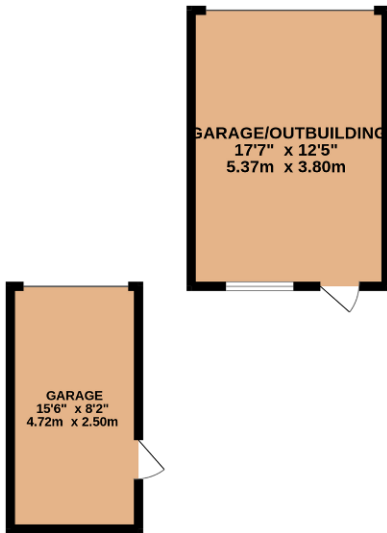


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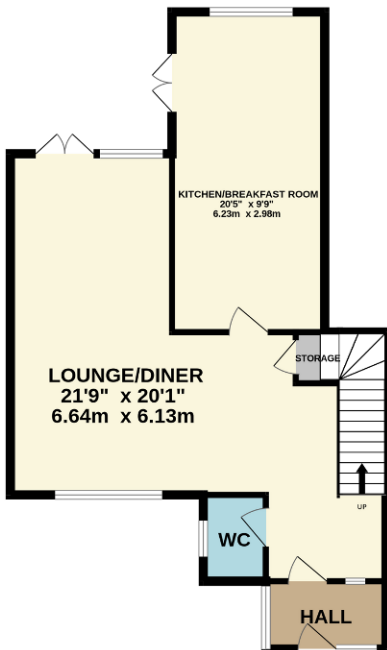
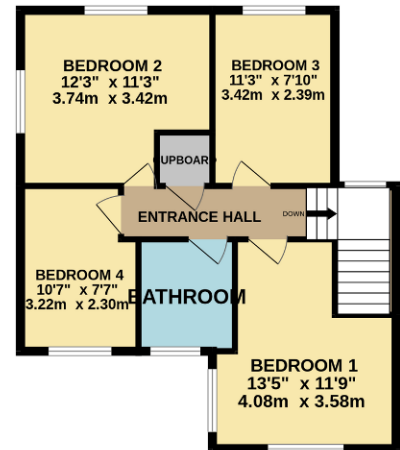
WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

GROUND FLOOR
1011 sq.ft. (93.9 sq.m.) approx.



1ST FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 1564 sq.ft. (145.3 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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