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**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Alexandra Road, Ashingdon, SS4 3HD



**Guide Price:**  
**£400,000 - £425,000**

Situated in a popular residential road is this stunning three bedroom semi detached chalet with a rear garden measuring approximately 80ft, recently fitted modern kitchen and utility room, ground floor cloakroom, luxury fitted bathroom and off street parking.

Within walking distance to local amenities.

Viewing advised. Council Tax Band: D.

EPC Rating: TBC. Our Ref: 20462.

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Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance porch.

#### ENTRANCE PORCH

Obscure double glazed entrance door to entrance hall. Glazed door providing access to rear garden.

#### ENTRANCE HALL

Stairs to first floor accommodation with under stairs storage cupboard. Wood effect flooring. Plastered ceiling.



#### GROUND FLOOR WC

Obscure double glazed window to side aspect. A two piece suite comprising wall mounted wash hand basin and close coupled wc. Wood effect flooring.



#### KITCHEN 15' 1" x 7' 6" (4.6m x 2.29m) (RECENTLY FITTED)

Double glazed window to front aspect. A comprehensive range of modern base and eye level units incorporating solid wood work surface with an inset sink drainer unit. Integrated electric oven. Electric hob with extractor chimney above. Feature tiled splash backs. Integrated dishwasher. Plastered ceiling with inset LED spotlighting. Door to utility room.



#### UTILITY ROOM 7' 6" x 5' 5" (2.29m x 1.65m)

Base and eye level high gloss units incorporating marble effect roll top work surface. Space and plumbing for washing machine. Space for freestanding fridge freezer. Feature tiled splash backs. Tiled flooring. Ceiling with inset LED spotlighting. Door to garage.



## LOUNGE/DINER 24' 4" x 15' (7.42m x 4.57m)

### LOUNGE AREA

Obscure double glazed window to side aspect. Feature fireplace with oak mantle and inset log burner. Radiator. Plastered ceiling. Open plan through to dining area.



### DINING AREA

Double glazed window to rear aspect. Feature obscure double glazed window to side aspect. Double glazed door providing access to rear garden. Radiator. Plastered ceiling.



## SPACIOUS FIRST FLOOR LANDING

Stairs to loft room.



## BEDROOM ONE 15' x 11' (4.57m x 3.35m)

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



## BEDROOM TWO 10' 11" x 8' 5" (3.33m x 2.57m)

Double glazed window to front aspect. Radiator. Plastered ceiling.



**BEDROOM THREE 13' x 6' 7" (3.96m x 2.01m)**

Double glazed window to front aspect. Radiator. Coving to plastered ceiling.



**LOFT ROOM 15' x 11' 3" (4.57m x 3.43m)**

Velux window to rear aspect. Eaves storage cupboards. Wood effect flooring.



**LUXURY FITTED BATHROOM**

Obscure double glazed window to side aspect. A three piece suite comprising panelled bath chrome mixer taps with shower attachment and thermostatic shower over, inset wash hand basin with vanity storage below and close coupled wc. Heated towel radiator. Tiled walls. Complimentary tiled flooring. Plastered ceiling with inset LED spot lighting.



**EXTERIOR.**

The **REAR GARDEN** measures approximately **80ft (24.38m)** commencing with patio area leading to garden. Laid to lawn with flower and shrub borders. Shed to remain. Pathway providing access to rear of garden leading to artificial lawn area. Raised decking with balustrade providing access to **OUTDOOR CABIN 15' 11" x 11' 5" (4.85m x 3.48m)** with power and lighting providing a perfect office/outdoor gym facility.

The **FRONT** has a driveway providing off street parking leading to **INTEGRAL GARAGE** with up and over door. Power and lighting.



TOTAL FLOOR AREA: 2883 sq.ft. (247.3 sq.m.) approx.  
 \*Weed every ground floor area made available for the purpose of the floorplan contained here, measurements of depth, width, area and any other data are approximate and no responsibility is taken for any error, omission or other discrepancy. The floorplan depicted contains only what is shown to best of our knowledge and belief. The actual area, depth, width and any other data may vary from those shown and no guarantee is made for their accuracy or efficiency with the goods shown with this plan.

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.