

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Althorne Way, Canewdon, SS4 3PS



Guide Price £300,000 - £325,000

Situated in a semi-rural location, in a cul-de-sac position, is this well presented, modern two double bedroom mid terrace house, improved by the current owners to a high specification, with modern fitted open plan kitchen/breakfast room, utility/storage room, separate lounge, modern fitted bathroom and a SOUTH FACING rear garden measuring approximately 50ft. Walking distance to local school, shop and bus routes.

Council Tax Band: B. EPC Rating C.

Ref 20387

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com



Entrance via double glazed entrance door to

ENTRANCE PORCH

Double glazed window to the front aspect. Glazed door to

ENTRANCE HALL

Stairs to first floor accommodation. Under stairs storage area. Wood effect flooring. Part panelled walls. Radiator.



LOUNGE 12' 2" x 11' 11" (3.71m x 3.63m)

Double glazed window to the front aspect. Feature fireplace with Log Burner. Custom fitted alcove shelving. Wood effect flooring. Radiator.



OPEN PLAN KITCHEN/BREAKFAST ROOM 18' 2" max x 17' 5" max (5.54m x 5.31m)

Double glazed window to the rear aspect. Double glazed French doors providing access to rear garden. Comprehensive range of modern Shaker style base and eye level units. Marble effect work surfaces. Inset one and half sink drainer unit. Eye level electric oven. Separate Induction hob with ceiling hung stainless steel extractor chimney. Feature brick shape splash backs. Ample space for table and chairs. Wood effect flooring. Plastered ceiling. Inset spot lights. Radiator. Door to Utility/Storage room.



UTILITY/STORAGE ROOM 16' 11" x 7' 1" (5.16m x 2.16m) Double glazed windows to the side and rear aspects. Double glazed door providing access to rear garden. Base level units. Washing machine. Fridge. Wood effect flooring.



FIRST FLOOR ACCOMMODATION

LANDING

Airing cupboard. Wood effect flooring.



BEDROOM ONE 18' 2" x 8' 11" (5.54m x 2.72m)

Two double glazed windows to the front aspect. Built-in over stairs storage cupboard. Radiator.



BEDROOM TWO 12' 7" x 10' 9" (3.84m x 3.28m)

Double glazed window to the rear aspect. Built-in walk-in storage cupboard. Wood effect flooring. Radiator.



BATHROOM

Obscure double glazed window to the rear aspect. WC with concealed cistern. Inset wash hand basin with vanity storage below. Panelled bath with shower over and full height glass shower screen, Marble effect laminate flooring. Part tiled walls. Plastered ceiling. Inset spot lights. Towel radiator.



EXTERIOR

The **LOW MAINTENANCE SOUTH FACING REAR GARDEN** measures approximately 50' (15.24m) and commences with secluded patio area leading to hard standing, raised decking area and **SHED**. Feature raised Sleep flower bed. Gate to rear providing access to alleyway.

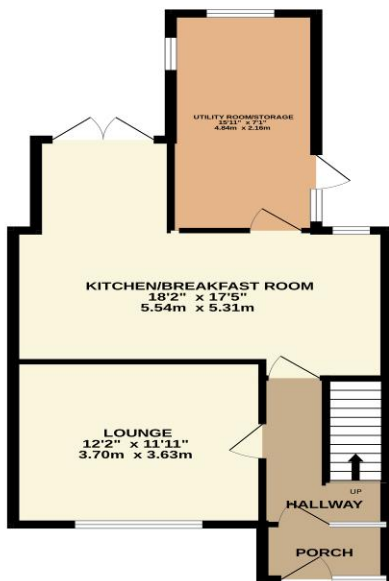


The **FRONT** has shingle and hard standing area and is approached via pathway.

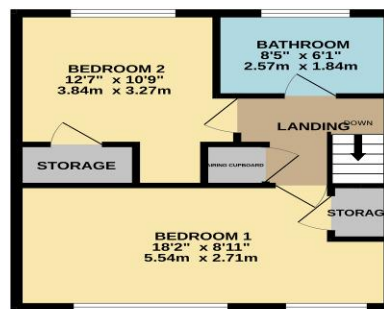
Agents Note:

The vendors have advised that the property has a Combi-boiler which was fitted this year (2025).

GROUND FLOOR
571 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 962 sq.ft. (89.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, windows, doors and 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 filed 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.
Made with Metropix ©2025

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 show 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.