

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Wedgwood Way, Ashingdon, SS4 3AS



Guide Price:  
£500,000 - £550,000

Situated in a popular area of Ashingdon is this detached house with large lounge, modern fitted kitchen, utility room, conservatory, four good size bedrooms with en suite to bedroom one. Close to local shops, amenities and main line railway station to London, Liverpool Street.

NO ONWARD CHAIN. Council Tax Band: D.

EPC Rating: TBC. Our Ref: 20480.

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Accommodation comprises:

Entrance via composite entrance door to porch.

### PORCH

Cupboards either side.

### ENTRANCE HALL

Stairs to first floor accommodation. Feature modern radiator. Tiled wood effect flooring. Coving to plastered ceiling. Doors to lounge, kitchen and wc.



### GROUND FLOOR WC

A two piece suite comprising wash hand basin and close coupled wc. Continuation of tiled wood effect flooring.

### LOUNGE 24' 4" x 12' 5" (7.42m x 3.78m)

uPVC double glazed window with shutters to front aspect. uPVC double glazed French doors with shutters providing access to rear garden. Feature fireplace with log burner. Media unit. Long feature radiator. Coving to plastered ceiling.



### KITCHEN 18' 1" x 11' 4" (5.51m x 3.45m)

A modern range of base and eye level units incorporating roll edge work surface with inset sink drainer unit. Integrated NEFF oven. Integrated NEFF microwave/combi oven with plate warmer door. NEFF induction hob. Integrated dishwasher. American style fridge freezer to remain. Serving hatch to the conservatory. Continuation of tiled wood effect flooring. Coving to plastered ceiling. Opening to conservatory. Door to utility room.



### UTILITY ROOM 8' 4" x 7' 10" (2.54m x 2.39m)

Work tops. Sink with mixer tap. Space and plumbing for washing machine. Space for tumble dryer. Integrated Bosch freezer to remain. Combination boiler. Continuation of tiled wood effect flooring. Door to side aspect. Plastered ceiling.

### CONSERVATORY 18' 1" x 8' 10" (5.51m x 2.69m)

uPVC double glazed windows to all aspects. uPVC double glazed French doors providing access to rear garden. Feature log burner. Radiator. Continuation of tiled wood effect flooring.



### FIRST FLOOR LANDING

Modern wood and glass balustrade. Access to loft via loft ladder. Lighting and part boarded. Doors to all bedrooms and bathroom.



### BEDROOM ONE 18' 4" x 7' 11" (5.59m x 2.41m)

uPVC double glazed window with shutters to rear aspect. Built in wardrobes with sliding doors. Radiator. Coving to plastered ceiling. Door to en suite.



### EN SUITE

Obscure uPVC double glazed window with shutters to front aspect. A three piece suite comprising shower area with glass shower screen overhead shower, inset sink with vanity storage and close coupled wc. Tiled walls. Tiled flooring with under floor heating.



### BEDROOM TWO 12' 4" x 12' 2" (3.76m x 3.71m)

uPVC double glazed window with shutters to front aspect. Built in wardrobes with sliding doors. Radiator. Coving to plastered ceiling.



### BEDROOM THREE 12' 4" x 12' 2" (3.76m x 3.71m)

uPVC double glazed window with shutters to rear aspect. Built in wardrobes. Radiator. Coving to plastered ceiling.



### BEDROOM FOUR 9' 6" x 8' 8" (2.9m x 2.64m)

uPVC double glazed window with shutters to rear aspect. Double fitted wardrobes. Radiator. Coving to plastered ceiling.

### BATHROOM

Obscure uPVC double glazed window with shutters to front aspect. A three piece suite comprising panelled bath with screen and overhead shower, inset wash hand basin with vanity storage and close coupled wc. Plastered ceiling. Lighting in alcove. Lighting underneath bath. Towel rail radiator. Tiled flooring with under floor heating.



### EXTERIOR.

A SOUTH WEST FACING REAR GARDEN measuring approximately 25ft by 40ft (7.62m x 12.19m) being L-shaped to 40ft by x 40ft (12.19m x 12.19m). Artificial lawn. Corner area with gazebo. Shed to remain. Gate providing access to front.



The FRONT has block paving providing off street parking for approximately three vehicles. INTEGRAL HALF GARAGE with automated shutter door.

### Agents Note:

Air conditioning to bedrooms.

The property has a security alarm with CCTV.



TOTAL FLOOR AREA: 1307 sq ft (122.4 sq m) approx.  
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