

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Butts Paddock, Canewdon, SS4 3QT



Guide Price £375,000 - £400,000

Situated in a semi-rural location is this spacious three bedroom detached bungalow benefiting from having approximately 50ft secluded rear garden backing directly onto a Nature Reserve, own driveway providing off-street parking and garage. Walking distance to local shops, schools, bus routes to Rochford, Hockley and beyond, and countryside walks.

**NO ONWARD CHAIN.**

EPC Rating:tbc. Council Tax Band: E. Ref 20130

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

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Entrance under Storm Porch with hardwood entrance door to

### ENTRANCE HALL

Two double walk-in cupboards. Coving to textured ceiling. Radiator.



### BEDROOM ONE 11' 1" x 9' 8" (3.38m x 2.95m)

Double glazed window to the front aspect. Built-in wardrobes with mirrored sliding doors to one wall. Textured ceiling. Radiator. Sliding door providing access to En Suite.



### EN SUITE

Obscure double glazed window to the side aspect. WC with concealed cistern. Wall mounted wash hand basin. Fully tiled shower cubicle with thermostatic shower. Part tiled walls. Radiator.



### BEDROOM TWO 12' 7" x 9' 1" (3.84m x 2.77m)

Double glazed window to the rear aspect. Built-in wardrobe. Textured ceiling. Radiator.



### BEDROOM THREE 8' 9" x 7' 10" (2.67m x 2.39m)

Double glazed window to the front aspect. Built-in wardrobe. Textured ceiling. Radiator.



### BATHROOM

Obscure double glazed window to the side aspect. WC with concealed cistern. Wall mounted wash hand basin. Panelled bath with shower over. Tiled walls. Textured ceiling. Radiator.



### KITCHEN 11' 5" x 7' 10" (3.48m x 2.39m)

Double glazed window to the side aspect. Double glazed door providing access to side and rear. Base and eye level units. Wood edged work surfaces. Inset one and half stainless steel sink drainer unit. Integrated eye level electric oven. Inset electric hob with extractor over. Tiled splash backs. Space for appliances. Textured ceiling.



### L SHAPED LOUNGE/DINER 19' 4" max x 16' 4" max (5.89m x 4.98m)

Two double glazed windows to the side aspect. Double glazed window to the rear aspect. Double glazed patio doors providing access to Conservatory/Lean-to. Feature fireplace with inset fire. Coving to textured ceiling. Radiators.



### CONSERVATORY / LEAN-TO 8' 7" x 7' 3" (2.62m x 2.21m)

Aluminium frame windows. Aluminium sliding doors providing access to rear garden. Tiled floor.



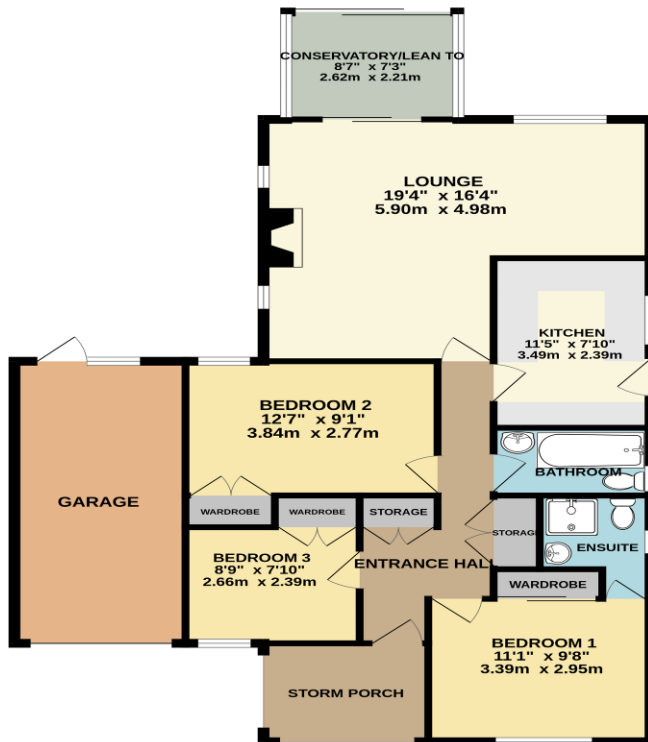
## EXTERIOR

The beautifully presented **REAR GARDEN** measures approximately 60' (18.29m), backing directly onto the local Nature Reserve, is mainly laid lawn. Mature flower and shrub borders. Spacious patio area. Gate providing access to the front.



The **FRONT** has small lawn area, pathway to entrance door and own driveway providing off-street parking which leads to **GARAGE** with electric Roller door, power and lighting, personal door to rear garden.

GROUND FLOOR  
1108 sq.ft. (102.9 sq.m.) approx.



TOTAL FLOOR AREA : 1108 sq.ft. (102.9 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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