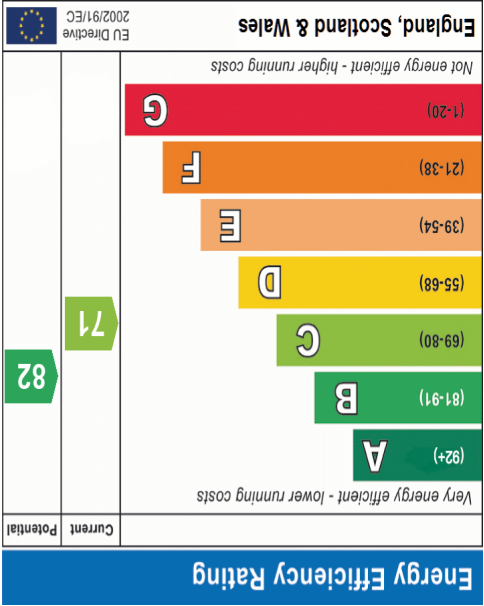


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.







#### FRONTAGE

Elevated frontage approached from a drop kerb approached via driveway leading to double garage. Block paved pathway to front entrance. Step up to porch and hardwood entrance door into hallway.

#### HALLWAY

9' 9" max x 9' 6" (2.97m x 2.90m). Textured beamed ceiling with ceiling light point. Original parquet flooring throughout. UPVC lead light double glazed window to front. Wall mounted double banked panelled radiator. Built in understairs storage cupboard. Carpeted return staircase rises to first floor.

#### GROUND FLOOR WC

2' 7" x 4' 8" (0.79m x 1.42m) Obscure UPVC double glazed window to front aspect. Textured coved ceiling with ceiling light point. Full ceramic tiled walls and flooring. Suite comprises of a push flush WC and corner suspended wash basin with mixer tap. Wall mounted panelled radiator.

#### LIVING ROOM

20' 11" x 11' 7" (6.38m x 3.53m) UPVC double glazed lead light Bow window to front aspect. Aluminum double glazed sliding patio doors to conservatory. Textured coved ceiling, three wall mounted light points, wall mounted thermostat, two wall mounted panelled radiators. Centred brick built fireplace and original parquet flooring laid throughout.

#### DINING ROOM

9' 9" x 9' 5" (2.97m x 2.87m) Dual access from living room and hallway. UPVC double glazed lead light window overlooking garden. Textured beamed coved ceiling with ceiling light point. Wall mounted panelled radiator and original parquet flooring laid throughout.

#### KITCHEN/BREAKFAST ROOM

19' 4" x 7' 1" (5.89m x 2.16m) Dual aspect UPVC lead light windows to front and back. Textured coved ceiling with three ceiling light points. Wall mounted double banked panelled radiator to the dining end. Kitchen comprises a range of wall mounted and base level kitchen cabinet & drawer units with rolled edge worktops incorporating a four ring electric hob. Tiled splashbacks. Two circular sink units inset with mixer taps. Electric fan assisted integral Hotpoint oven. Under counter space for one kitchen appliance. Opening to dayroom.

#### DAYROOM

9' 10" x 7' 3" (3.00m x 2.21m) Dual aspect UPVC double glazed lead light windows to front and side. Textured beamed coved ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

#### UTILITY ROOM

7' 3" x 5' 6" (2.21m x 1.68m) Textured coved ceiling with loft hatch and ceiling light point. Double glazed lead light door opening to garden. UPVC lead light double glazed window overlooking garden. Rolled edge worktop with under unit space for two appliances, circular sink unit with mixer tap, wall mounted Worcester Boiler.

#### FIRST FLOOR LANDING

12' 11" max x 8' 8" maximum (3.94m x 2.64m) Via half return carpeted staircase. Pull down loft hatch. Built in airing cupboard, housing hot water cylinder and shelving for linen, towels etc. Textured ceiling with two ceiling light points. Carpet laid throughout. Doors to all rooms.

#### MASTER BEDROOM

11' 7" x 11' 2" (3.53m x 3.40m) UPVC double glazed lead light window to front aspect with far reaching woodland views. Textured coved ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout. Built in bedroom furniture incorporating wardrobe units and bed surround, dressing table, drawer units and corner display shelving unit. Door through to ensuite.

#### ENSUITE

6' 10" x 6' 0" into shower cubicle (2.08m x 1.83m) narrowing to 3'6". Obscure UPVC double glazed lead light window to front aspect. Textured coved ceiling with inset spotlighting. Ceramic tiled walls and flooring. Shower cubicle with thermostatic mixer shower inset. Push flush WC, pedestal wash basin with mixer tap, Wall mounted shaver point, chrome heated towel rail.

#### BEDROOM TWO

12' 11" x 8' 8" (3.94m x 2.64m) narrows to 7'11". UPVC double glazed lead light window to rear aspect. Textured coved ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

#### BEDROOM THREE

11' 7" x 8' 8" (3.53m x 2.64m) narrowing to 6'5". UPVC double glazed lead light window to rear aspect. Textured coved ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

#### BEDROOM FOUR

8' 10" x 6' 8" (2.69m x 2.03m) UPVC double glazed lead light window to rear aspect. Textured coved ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

#### BATHROOM

7' 11" x 6' 2" (2.41m x 1.88m) Obscure UPVC double glazed lead light window to front aspect. Textured ceiling with ceiling light point. Full ceramic tiled walls. Wall mounted panelled radiator. Suite comprises of a corner bath unit with mixer tap and extendable shower hose. Unit incorporates a thermostatic mixer shower above, pedestal wash basin with mixer tap and concealed cistern WC. Wall mounted shaver point. Carpeted throughout.

#### REAR GARDEN

Commences with a crazy paved patio area with steps up to top tier lawn area which extends behind the garage, where there is access to a greenhouse. The remainder of garden is an array of established shrub and flower beds, timber fenced boundaries, feature pergola, gated side access to front.

#### DOUBLE GARAGE

17' 1" x 16' 6" (5.21m x 5.03m) Two Electric operated up & over garage doors. Power & lighting connected. Pitched tiled roof provides additional overhead storage, if required.

#### COUNCIL TAX BAND F

BASILDON COUNCIL