

North Crescent, Prittlewell, Southend-On-Sea SS2 6TH



Guide Price : £ 300,000 - £325,000

An immaculate three/four bedroom semi detached chalet which has been vastly improved by the current vendors with luxury kitchen/breakfast room, ground floor luxury bathroom, first floor shower room, rear garden measuring approximately 70ft and own driveway providing off street parking. VIEWING HIGHLY RECOMMENDED. Our Ref: 15734.



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Entrance via uPVC entrance door to entrance hall.

SPACIOUS ENTRANCE HALL

Double glazed window to front aspect. Wood effect flooring with under floor heating. Stairs to first floor accommodation with under stairs storage cupboard. Full height walk in storage cupboard. Plastered ceiling.



GROUND FLOOR BATHROOM

Obscure double glazed window to side aspect. A three piece suite comprising panelled bath with centralised mixer taps, inset LED lighting and shower over, inset wash hand basin with vanity storage below and low level wc with concealed cistern. Tiled walls. Tiled flooring.



LOUNGE 15' 3" x 9' 9" (4.65m x 2.97m)

Double glazed bay window to front aspect. Feature fireplace with inset fire. Wood effect flooring. Coving to plastered ceiling. Radiator.



GROUND FLOOR BEDROOM TWO 13' 1" x 9' 9" (3.99m x 2.97m)

Double glazed window to rear aspect. Radiator. Plastered ceiling with inset spotlighting.



KITCHEN/BREAKFAST ROOM 17' 3" x 10' 2" (5.26m x 3.1m)

Double glazed French doors providing access to conservatory/lean to. A comprehensive range of modern base and eye level cabinets with inset plinth LED lighting incorporating granite effect work surface with sink drainer unit. Integrated electric oven. Five ring induction hob with stainless steel extractor chimney above. Space and plumbing for washing machine. Space for freestanding American style fridge freezer. Tiled splash back. Plastered ceiling with inset spotlighting. Wood effect flooring with under floor heating. Radiator.



CONSERVATORY/LEAN TO/UTILITY 11' 2" x 4' 8" (3.4m x 1.42m)

Double glazed French doors providing access to rear garden. Tiled flooring. Space for appliances.



FIRST FLOOR LANDING

Velux window to front aspect.

SHOWER ROOM

Sky light. A three piece suite comprising walk in shower cubicle with thermostatic shower, inset wash hand basin with vanity storage below and low level wc. Tiled flooring. Tiled walls. Radiator.



BEDROOM ONE 9' 7" x 9' 6" (2.92m x 2.9m)

Double glazed window to rear aspect. Radiator. Plastered ceiling with inset spotlighting. Built in storage wardrobe.



BEDROOM THREE 14' 7" max x 8' 1" max (4.44m x 2.46m)

Double glazed Velux window to front aspect. Eaves storage cupboard. Radiator.



BEDROOM FOUR/STUDY 9' 7" x 4' 5" (2.92m x 1.35m)

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

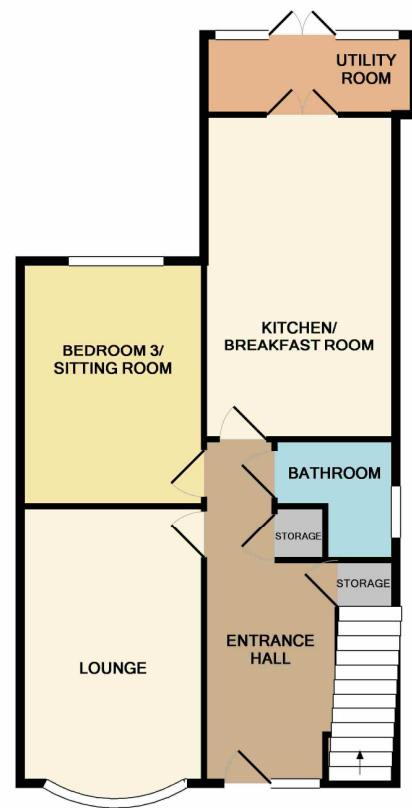


EXTERIOR.

The **REAR GARDEN** measures approximately 70ft (21.34m) commencing with decking area leading to garden. Laid to lawn. Gate providing access to front.



The **FRONT** has own shingled driveway providing off street parking.



GROUND FLOOR
APPROX. FLOOR
AREA 682 SQ.FT.
(63.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 335 SQ.FT.
(31.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1018 SQ.FT. (94.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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