



STUART THOMAS
ESTATES



- BACKING THE NATURE RESERVE
- LARGER THAN AVERAGE GARAGE
- IMMACULATE THROUGHOUT
- LARGE LOUNGE

275 Daws Heath Road, Daws Heath, Essex, SS7 2TY

Guide Price £500,000

Backing onto the Nature Reserve is this DETACHED THREE BEDROOM PROPERTY in the HIGHLY SOUGHT AFTER DAWS HEATH. In IMMACULATE ORDER and with a LARGER THAN AVERAGE GARAGE and PLENTY OF OFF STREET PARKING here is a property NOT TO BE MISSED!



Property Description

ENTRANCE HALL

Hardwood entrance door with full length Austrian Bar double glazing panels. Leads to the spacious entrance hall. Radiator.

CLOAKROOM

With a low level wc and door to the garage. Fully tiled.

LOUNGE

16' 8" x 14' 4" (5.08m x 4.37m) This good size attractive room has a Austrian Bar double glazed UVPC bay window to rear. Austrian bar double glazed UVPC french doors lead to the rear garden. Two double radiators. 5 wall light points. Coving. 5 double socket power points.

DINING AREA

9' 11" x 8' 4 max" (3.02m x 2.54m) With a spindled staircase leading to the first floor. High level Austrian Bar UVPC Double glazed window to the side. Double radiator.

KITCHEN

11' 8" x 8' 8" (3.56m x 2.64m) Well fitted with a range of units at eye and base level with ample work surfaces over. Kitchen is fully tiled. Single drainer one and a half bowl sink unit with an antique style mixer tap over. Integrated fridge and dishwasher. Built in oven and grill. 4 ring gas hob with an extractor cooker hood over. Austrian Bar double glazed UVPC triple window to the front. 2 Illuminated display cupboard. Under and over wall cabinet lighting.

UTILITY ROOM

11' 3" x 4' 11" (3.43m x 1.5m) Units at eye and base level with a work surface over. Inset wash hand basin. Space and plumbing for a washing machine and freezer. Coving. Double radiator. Double glazed door leads to the garden. Door





leading to cloakroom.

LANDING

Airing Cupboard containing hot water tank and water/heating programmer. Austrian Bar double glazed upvc window to the flank

BEDROOM ONE

14' x 9' 9" (4.27m x 2.97m) Austrian Bar double glazed upvc window to the rear with views over the nature reserve. Double radiator. Coving.

BEDROOM TWO

9' 7" x 8' 5" (2.92m x 2.57m) Austrian Bar double glazed upvc window to the front. Radiator. Built in wardrobes. Access to the loft which is boarded houses the gas fired central heating boiler. Coving.

BEDROOM THREE

11' 7" x 6' 7" (3.53m x 2.01m) Austrian Bar double glazed upvc window to rear with view over nature reserve. Radiator. Coving.

SEPARATE WC

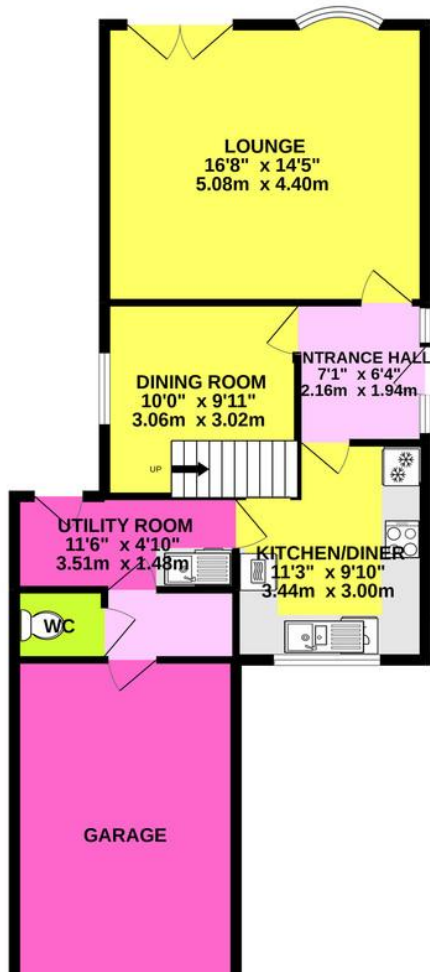
Low level wc with a concealed cistern with a hands free flush. Austrian Bar obscure double glazed upvc window to the side. Part tiled to all visible walls. Vanity wash hand basin. Coving. LED downlighters.

BATHROOM

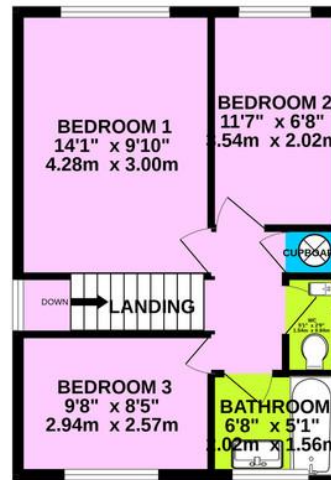
With a 2 piece white suite comprising a large walk in Aqualisa Unity Q Smart Shower with wall and fixed head. Vanity wash basin. Coving. LED downlighters. Radiator. Obscure Austrian bar double glazed upvc window to front. Fully tiled to all visible walls.



GROUND FLOOR
799 sq.ft. (74.2 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



GARAGE

18' 1" x 11' 5" (5.51m x 3.48m) This larger than average garage has an up and over door. Personal door leads to the cloakroom. Power & lighting.

FRONT GARDEN

Offering ample parking for several vehicles via a block paved driveway.

REAR GARDEN

Easy to maintain rear garden backs on to the Nature Reserve. Garden shed. Decking area. Side access to the front.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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