



A spacious three bedroom family home that benefits from glorious West facing farmland views, an impressive reception hallway, an unusually large master bedroom, private driveway to garage and exceptionally wide road frontage with potential for substantial additional parking. Internal viewing advised



**Little Wakering Road
Little Wakering**

Ref: EHW1715

£290,000



These sales particulars are drafted for the sole purpose of enabling prospective purchasers to decide whether they wish to view the property, and do not constitute any part of any contract. Applicants should verify details by personal examination and enquiry.

A part obscure glazed multi point lock uPVC entrance door with full height matching obscure glazed side panels leads into the:

Spacious Reception Hallway 17'4" x 6'7" (5.28m x 2.01m) Porcelain tiled floor. Radiator. Wall light point. Coved cornice to smooth plastered ceiling. Staircase to first floor landing with contemporary twist feature balustrade. Six panelled doors lead off to:

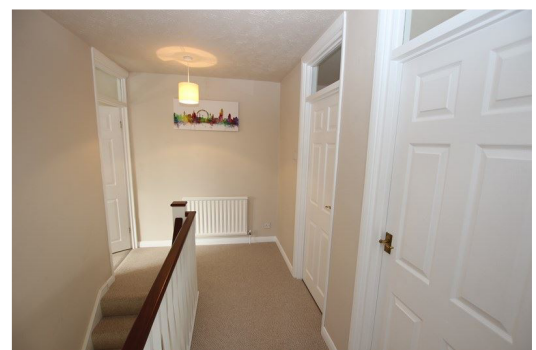
Sitting/Dining Room 17'4" x 10'6" (5.28m x 3.2m) uPVC double glazed French doors with matching full height side panels overlook the rear garden. Feature wooden fire surround with marbleite hearth housing gas 'living flame' coal effect fire. Double banked radiator. Dado rail. Wall mounted electronic central heating thermostat and control. Television aerial point. Coved cornice to ceiling.

Luxury Fitted Kitchen 11'2" x 8'8" (3.4m x 2.64m) An impressive dual aspect room with uPVC double glazed lead light window to front and uPVC double glazed window to side overlooking the side garden. Laminate walnut effect flooring. The Kitchen is fitted with a comprehensive range of base and eye level cabinets in contemporary style cream units with rolled edged oak effect working surfaces and inset stainless steel sink unit with 'Victoriana' style mixer tap. Integrated appliances include split level brushed steel fan assisted electric oven with four ring ceramic hob and brushed steel extractor canopy above. Space for upright fridge/freezer. Space, plumbing and drainage for automatic washing machine. Further appliance space. Drawer stack. Black gloss brick tiled splashbacks to all working surface areas. Corner extra space unit. Smooth plastered ceiling.

The First Floor Accommodation comprises

Part Galleried Landing Access to insulated roof space. Radiator. Contemporary twist feature balustrade. Doors lead off to first floor rooms.

Master Bedroom 17'5" x 10'6" (5.31m x 3.2m) uPVC double glazed window to rear with far reaching westerly views across open farmland. Double banked radiator. Three wall light points.



Bedroom Two 11'4" x 10'3" (3.45m x 3.12m) uPVC double glazed lead light window to front. Radiator. Built in double wardrobe cupboard with hanging and shelved storage space. Smooth plastered ceiling.



Bedroom Three 11'0" x 6'9" (3.35m x 2.06m) uPVC double glazed lead light window to front. Radiator. Smooth plastered ceiling.



Re-Fitted Fully Tiled Family Bathroom Obscure uPVC double glazed window to side. Fitted with a three piece contemporary style suite in white comprising panel enclosed bath with mirror finished chrome shower attachment and mixer tap, pedestal wash hand basin and dual flush close coupled w.c. Radiator. Porcelain tiled floor, ceramic tiled walls in white with inset metallic cobalt blue mosaic tiled border. Drop light switch.



To the outside of the property

The rear and side gardens are particular features of the family home and commence from the rear from the Sitting/Dining Room with a decked patio terrace with fencing to both side boundaries and westerly aspect. The side garden is currently laid to lawn but could be utilised to provide multiple additional parking spaces. Extra width side access with gate leading to the rear garden.

A newly laid brick block paviour private driveway gives access to the:

Integral Garage Up and over door to front. Power and light connected.

EPC - D

The Property Misdescriptions Act 1991

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

The Data Protection Act 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the **team** Association Consortium Company of which it is a member and **team** Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

