



STUART THOMAS
ESTATES



- POPULAR DAWS HEATH LOCATION
- POTENTIAL TO DEVELOP SUBJECT TO PLANNING
- OPEN PLAN LIVING
- ▲ LARGE UNOBERLOOKED REAR

10 Central Close, Daws Heath, Essex, SS7 2NU

Guide Price £375,000

OPEN DAY SATURDAY 21 AUGUST. Located in the popular DAWS HEATH AREA is this 2 bedroom semi detached bungalow sitting on a large plot and offering POTENTIAL FOR DEVELOPMENT, subject to planning. The property offers OPEN PLAN kitchen/living accommodation with 2 double bedrooms. NO ONWARD CHAIN. Call to arrange a viewing.



Property Description

HALL

Entrance to the property is via a UPVC double glazed door to the hallway with loft access. Smooth plastered ceiling with laminate flooring. Opening to:

KITCHEN

14' 8" x 8' 1" (4.47m x 2.46m) The kitchen comprises of a range of light wood effect base and eye level units with granite effect roll edged working surfaces over and a one and a half stainless steel sink. Tiled splashback. Integrated electric oven with 4 ring gas hob and a chimney style extractor fan above. Space for fridge freezer. Space and plumbing for a washing machine. Stone tiled effect laminate flooring. Radiator. Opening to:

LOUNGE/DINER

18' 2" x 9' 1" (5.54m x 2.77m) A dual aspect room with windows to the side and rear as well as double glazed patio doors leading to the rear garden. Wood effect laminate flooring. Radiator.

BEDROOM ONE

11' 1" x 10' 1" (3.38m x 3.07m) A double bedroom with a double glazed bay window to the front. Radiator.

BEDROOM TWO

10' 0" x 9' 1" (3.05m x 2.77m) Bedroom two has a double glazed window to the front. Radiator.

BATHROOM

A 3 piece white suite comprising of a close coupled WC, pedestal hand wash basin with handy storage cupboard under and a bath with a shower attachment. Tiled to all visible walls. Radiator. Tiled floor. Double glazed window to





the side with obscure glass.

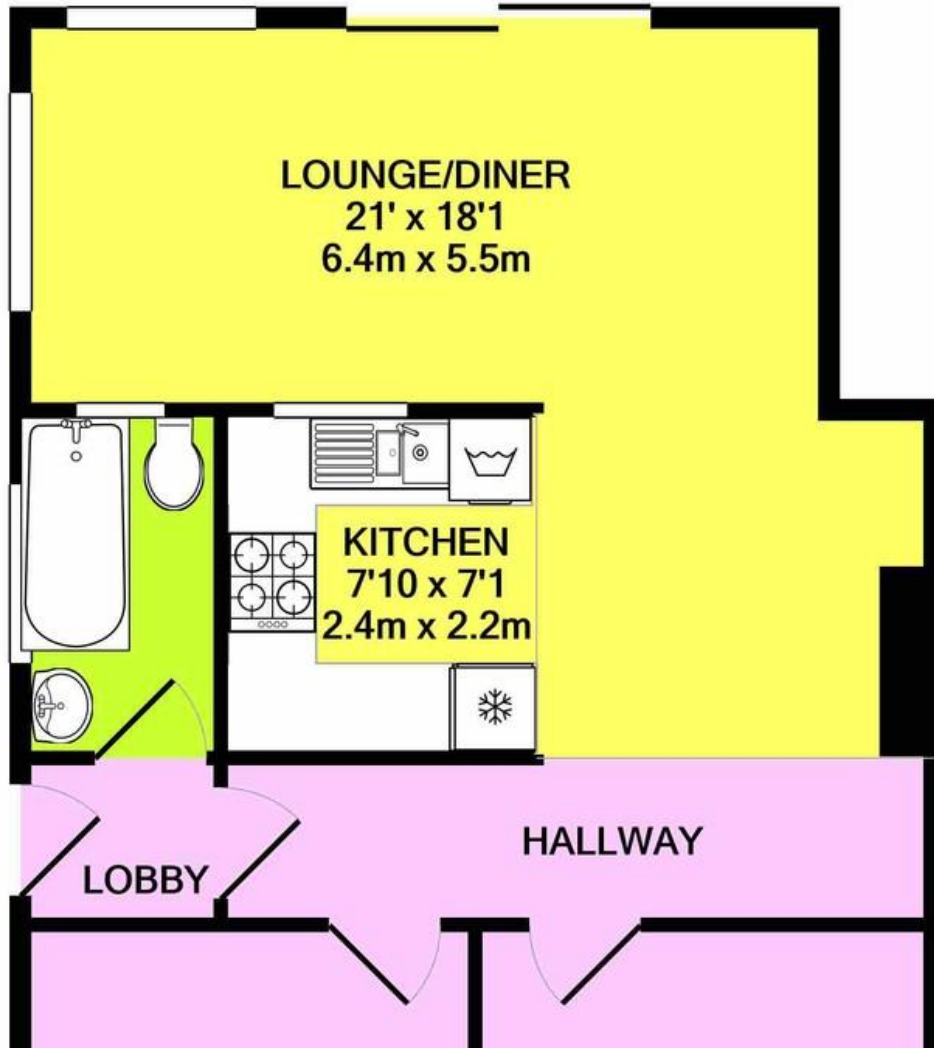
FRONT GARDEN

The front of the property provides ample off street parking with side access to the rear garden.

REAR GARDEN

Approximately 110 ft unmeasured into a point the rear garden commences with a patio with the remainder laid to lawn with mature shrub borders. The garden benefits from being unoverlooked. Pedestrian access to the side.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements