

**5 Lansdown Avenue, Daws Heath, Essex, SS7 2UL**

**Guide Price £725,000 Freehold**



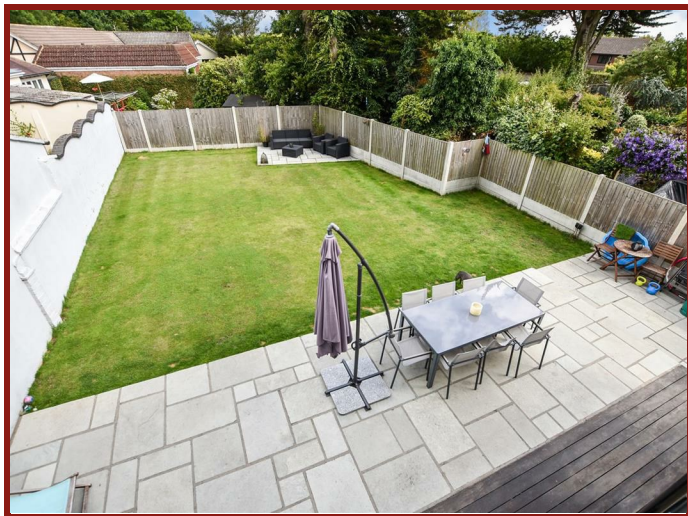
**COUNTRYSIDE  
ESTATES**

## 5 Lansdown Avenue, Daws Heath, Essex, SS7 2UL

GUIDE PRICE £725,000 - £750,000 AN IMMACULATELY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME offering great living accommodation with a impressive OPEN PLAN kitchen/diner/family room with bi-folding doors opening to the rear garden, a separate lounge, study, utility room and ground floor cloakroom. To the first floor four double bedrooms including a master bedroom with Juliet balcony and en-suite shower room and a modern family bathroom.

Externally, an approx 57FT long rear garden mostly laid to lawn with spacious paved patio area and sun patio to rear. To the front a low maintenance graveled driveway providing ample off street parking for numerous vehicles.

Located in this highly sought after position within the heart of Daws Heath, just around the corner from PoundWood Nature Reserve and easy links to the A127.



### Accommodation

Solid wood entrance door with glazed side panel, leading to:

### Entrance Hall

Smooth plastered ceiling, wood flooring with underfloor heating, power points. Storage cupboard. Doors leading to:

### Lounge

12'10 x 10'10 (3.91m x 3.30m)

Two upvc double glazed windows to front aspect, smooth plastered ceiling with inset spotlights, carpet with underfloor heating, storage cupboard, TV and power points.

### Open Plan Kitchen/Diner/Family Room

24'9 x 20'8 max (7.54m x 6.30m max)

Upvc double glazed bi-folding doors opening to rear garden, smooth plastered ceiling with inset spotlights, wood flooring with underfloor heating, modern white gloss kitchen with central island and Corian worktops, inset sink with chrome mixer 'HOT TAP', induction hob with a downdraft hood (extractor fan), double oven, integrated appliances including fridge, freezer and dishwasher. TV and power points.

### Utility Room

10'9 x 6'10 (3.28m x 2.08m)

Upvc double glazed obscure window to side aspect and side door, smooth plastered ceiling with inset spotlights, wood flooring with underfloor heating, range of fitted white gloss units with contrasting worktops and inset stainless steel sink, space and plumbing for washing machine, tumble dryer and fridge freezer, power points. Cupboard housing the boiler.

### Study

9'11 x 6'7 (3.02m x 2.01m)

Upvc double glazed window to front aspect, smooth plastered ceiling with inset spotlights, carpet with underfloor heating, power points.



### Ground Floor Cloakroom

Upvc double glazed obscure window to side aspect, smooth plastered ceiling with inset spotlights, tiled flooring with underfloor heating, wall mounted wash hand basin with chrome mixer tap, close coupled w.c, heated towel rail.

### Landing

Upvc double glazed obscure window to side aspect, smooth plastered ceiling with inset spotlights, radiator and power points, storage cupboard. Doors leading to:

### Master Bedroom

13'2 x 10'7 to wardrobes (4.01m x 3.23m to wardrobes )

Upvc double glazed french doors opening to a Juliet balcony, smooth plastered ceiling with inset spotlights, carpet, fitted wardrobes with mirrored sliding doors, power points radiator, TV and power points.

### Master En-Suite

Upvc double glazed obscure window to side aspect, smooth plastered ceiling with inset spotlights, tiled flooring and half tiled walls, large walk-in shower with glass screen, wall mounted vanity unit with inset was hand basin and chrome mixer tap, close coupled w.c, heated towel rail.

### Bedroom Two

13'0 x 12'9 (3.96m x 3.89m )

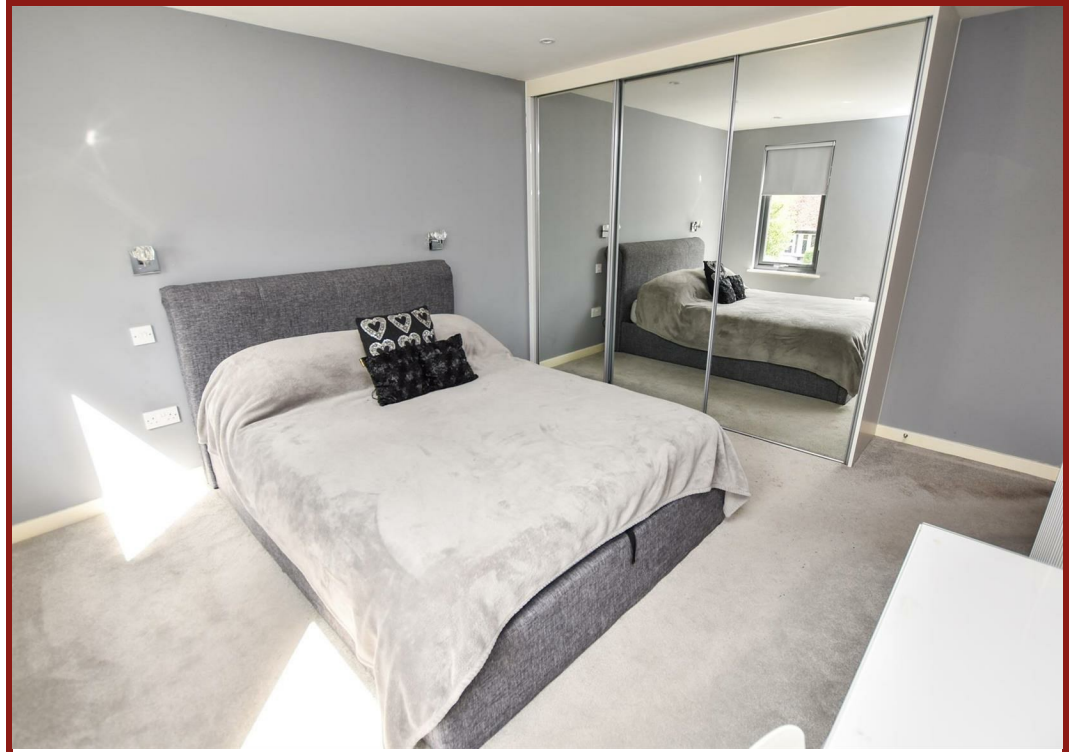
Upvc double glazed window to rear aspect, smooth plastered ceiling with inset spotlights, carpet, fitted wardrobes with sliding mirrored doors, radiator, TV and power points.

### Bedroom Three

13'3 x 11'2 (4.04m x 3.40m)

Two upvc double glazed windows to front aspect, smooth plastered ceiling with inset spotlights, carpet, fitted wardrobes with sliding mirrored doors, radiator, TV and power points.





### **Bedroom Four**

13'7 x 6'8 increasing to 10'8 (4.14m x 2.03m increasing to 3.25m)

Upvc double glazed window to front aspect, smooth plastered ceiling with inset spotlights, carpet, radiator, TV and power points, storage cupboard.

### **Family Bathroom**

7'8 x 7'7 (2.34m x 2.31m)

Upvc double glazed obscure window to side aspect, smooth plastered ceiling with inset spotlights, tiled flooring and half tiled walls, modern white suite comprising of free standing bath, shower cubicle with glass door, wall mounted vanity unit with inset wash hand basin and chrome mixer tap, concealed w.c, heated towel rail.

### **Rear Garden**

Approx. 57ft x 38ft landscaped rear garden commencing with a spacious paved patio area, remainder laid to lawn, with a further sun patio to rear. Side access, external lighting and power points.

### **Garage**

Single garage with barn style doors, personal door to rear providing access to rear.

### **Front Garden**

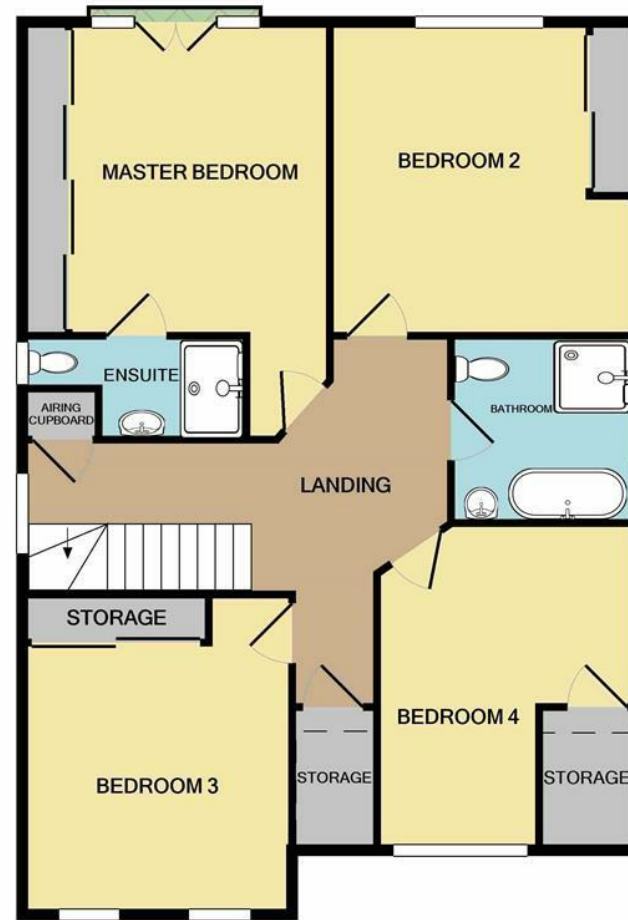
Low maintenance graveled driveway providing ample off street parking for numerous vehicles.











TOTAL APPROX. FLOOR AREA 1990 SQ.FT. (184.8 SQ.M.)  
THIS PLAN IS FOR ROOM IDENTIFICATION ONLY, AND ITS ACCURACY IS NOT GUARANTEED.  
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1ST FLOOR  
APPROX. FLOOR AREA 916 SQ.FT. (85.1 SQ.M.)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
72	84		

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