



18 Sandy Crescent, Great Wakering, Essex, SS3 0FN

Three Bedroom Semi-Detached Home / Price: £400,000 / Tel: 01702 207720

amos



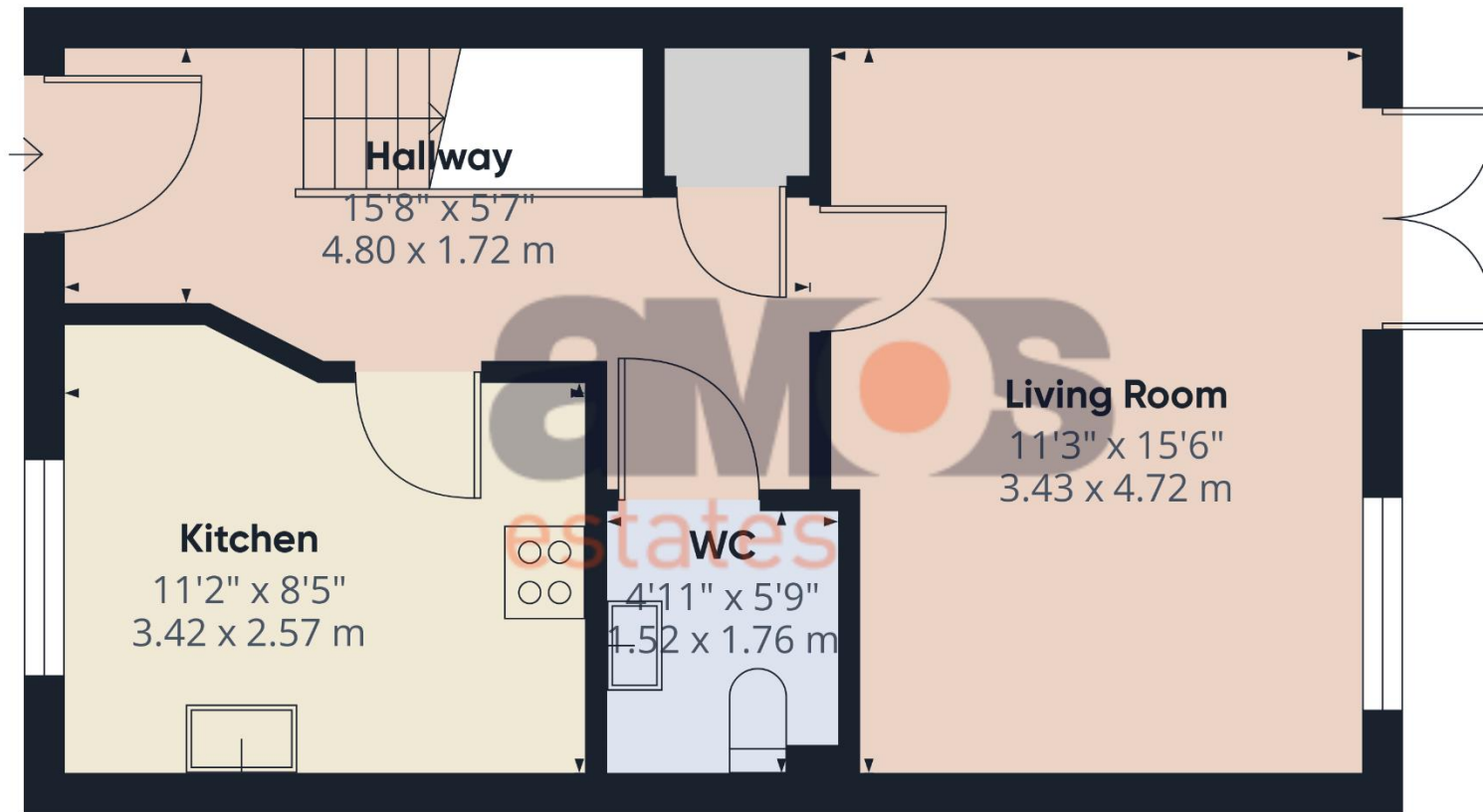


This well-presented **three-bedroom** semi-detached home offers modern interiors and practical living space throughout. The welcoming entrance hall leads to a convenient ground floor cloakroom, a bright, fitted kitchen with glossy, modern units and integrated appliances, and a comfortable rear-facing living room with access to the garden. Upstairs, there are three well-proportioned bedrooms, with the main bedroom benefiting from an en-suite shower room, alongside a modern family bathroom. This property comes with a generous rear garden featuring a patio, lawn and wooden shed, and a front **carport** providing off-street parking for two vehicles.

The property is situated within the popular village of Great Wakering, close to local shops, schools and everyday amenities. Excellent road links provide easy access to Southend-on-Sea and surrounding areas, while nearby rail services offer connections into London, making the location ideal for families and commuters alike. Take a look at our **360' virtual tour!**

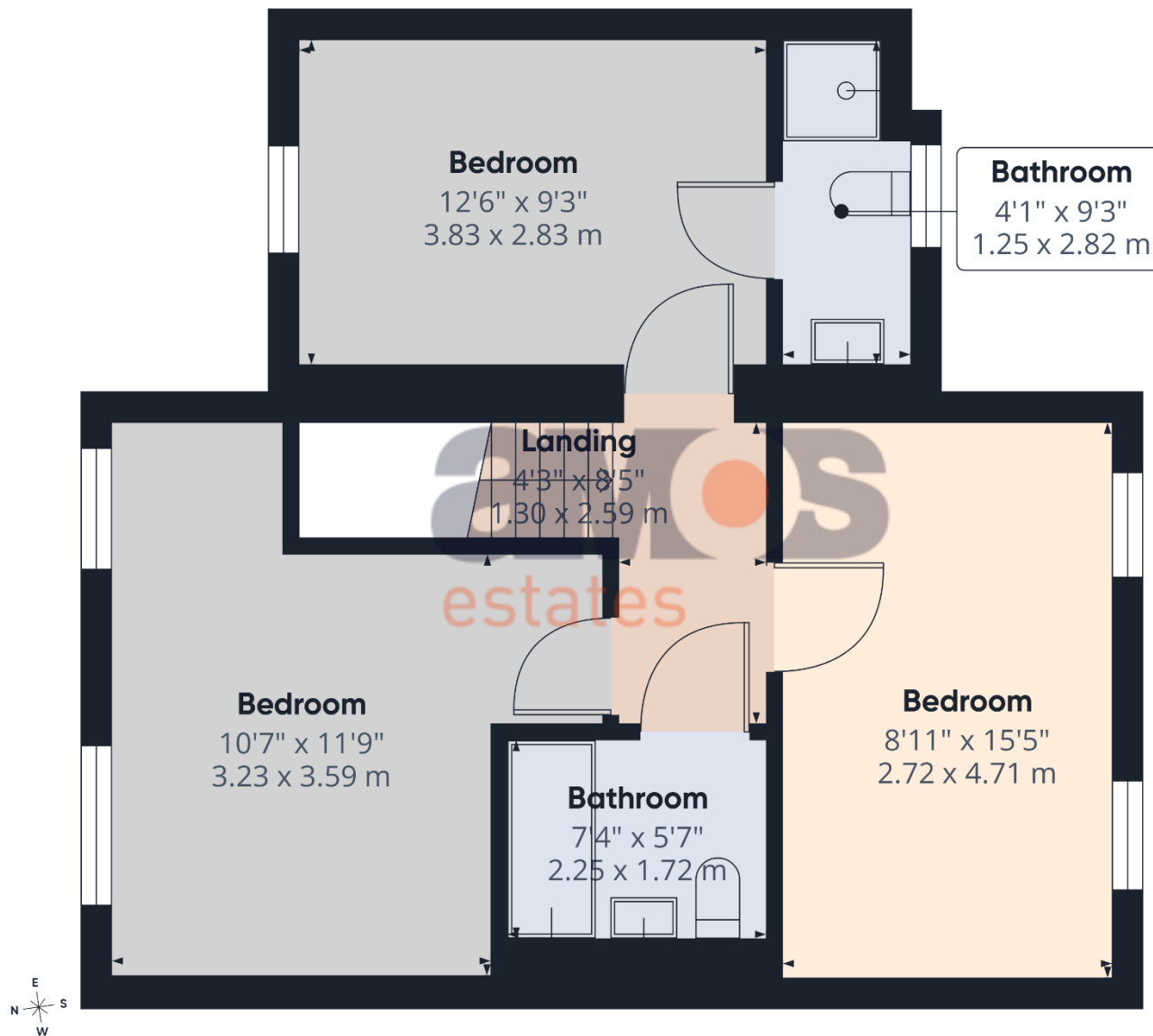
Find us on





Ground Floor





First Floor

**A space to
call home.**



Property Information

- / Three-bedroom semi-detached home
- / Modern fitted kitchen with integrated appliances
- / Spacious rear-facing living room
- / Ground floor cloakroom/WC
- / Main bedroom with en-suite shower room
- / Modern three-piece family bathroom
- / Part boarded loft
- / Rear garden with patio, lawn and wooden shed
- / Carport providing off-street parking for two vehicles
- / EPC Rating: B
- / Council Tax Band: D
- / Approx 950 Sq. Ft in Size
- / 360' Virtual Tour



Composite entrance door leading to:

Entrance Hall /

15'8 x 5'7

Plastered ceiling, wood effect floor covering, staircase to first floor living accommodation with fitted carpet and wood balustrade, understairs storage, radiator, power points, doors leading off:

Ground Floor Cloakroom /

4'11 x 5'9

Two-piece suite comprising pedestal hand wash basin with separate taps, low level w/c, plastered ceiling, wood effect floor covering, radiator.

Kitchen /

11'2 x 8'5

Fitted at both eye and base level in a range of glossy modern units with working surface over, integrated appliances such as oven, four ring gas hob with extractor fan above and dishwasher, space for washing machine, 1.5 stainless steel sink unit with mixer tap and drainer, double glazed window to front aspect, plastered ceiling, wood effect floor covering and plastered walls, radiator, power points.

Living Room /

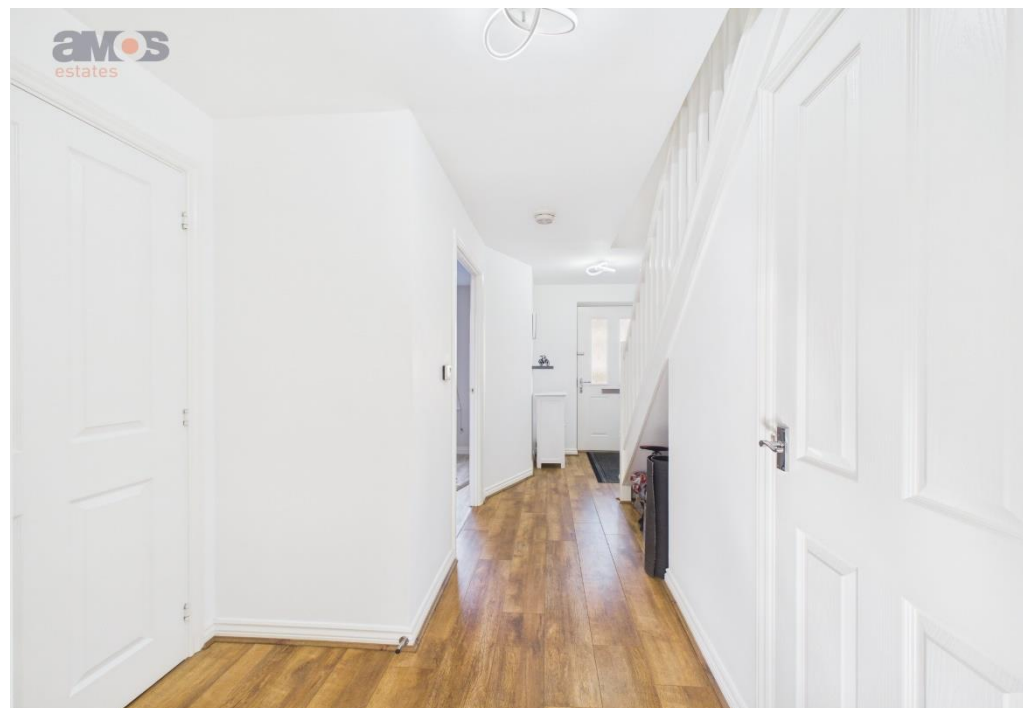
11'3 x 15'6

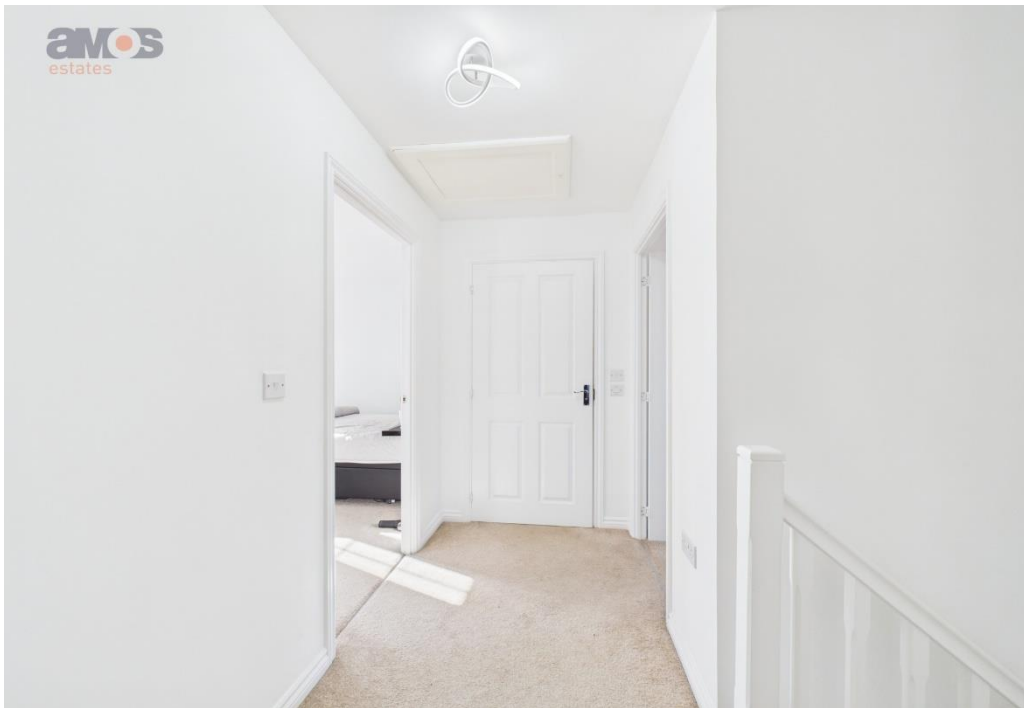
Double glazed door to the rear, double glazed window to the rear, wood effect floor covering, plastered ceiling, radiator, power points.

Landing /

4'3 x 8'5

Plastered ceiling, fitted carpet, loft access (part boarded), power points, doors leading off:





Bedroom One /

12'6 x 9'3

Double glazed window to front aspect, plastered ceiling, fitted carpet, loft access (part boarded), radiator, power points, door to:

En-Suite Shower Room /

7'4 x 5'7

Three-piece suite comprising pedestal hand wash basin with mixer tap, shower cubicle with fitted shower unit, low level w/c, double glazed window to rear aspect, plastered ceiling, tiled flooring, radiator, shaver socket.

Bedroom Two /

8'11 x 15'5

Double glazed windows to rear aspect, plastered ceiling, fitted carpet, radiator, power points.

Bedroom Three /

10'7 x 11'9

Double glazed window to front aspect, plastered ceiling, fitted carpet, radiator, power points.

Bathroom /

7'4 x 5'7

Three-piece suite comprising integrated bath with mixer tap and fitted shower unit with safety glass, vanity unit with sink top and mixer tap, low level w/c, plastered ceiling, wood effect floor covering, radiator, extractor fan.

Rear Garden /

Sun patio to immediate rear and side of property with remaining laid to lawn, wooden shed, side gate providing front access, water tap.

Front Garden /

Carport providing parking for two vehicles, wooden gate to entrance.



EPC Rating /

Current: B

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, 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.



