



Asking Price: £250,000

83 High Street, Great Wakering, Essex, SS3 0ED



Total area: approx. 78 sq. metres (847 sq. feet)

All measurements have been taken on a single unobstructed basis and are not intended to be used for legal purposes. The plan is for illustrative purposes only and is not intended to be used for legal purposes. The actual layout and dimensions of the property may vary from those shown on the plan. The agent is not responsible for any errors or omissions in the plan. The agent is not responsible for any errors or omissions in the plan.

High Street



**A beautifully appointed, exceptionally spacious two double bedroom ground floor maisonette apartment that offers a modern luxury kitchen with appliances, two impressive reception rooms, numerous character features, a delightful, shared garden and gated private parking. No onward chain!**

**Entrance:**

A panelled hardwood entrance door with security Entryphone handset adjacent leads into:

**Entrance Lobby:**

Tiled floor. Cloaks hanging space. A pair of etched glazed doors lead through to:

**Hallway:**

Radiator in ornamental cabinet. Coved cornice to ceiling and recessed lighting. Panel doors lead off to principal rooms.

**Sitting Room:**

**18'4" x 13'3" (5.6m x 4.04m)**

Feature sash window to front. Two radiators in ornamental cabinets. Television aerial point. Coved cornice to smooth plastered ceiling. Leads through to:

**Dining Room:**

**11'2" x 9'10" (3.4m x 3m)**

Double glazed window to side. Radiator in ornamental cabinet. Coved cornice to smooth plastered ceiling.

**Fitted Kitchen:**

**11'2" x 7'10" (3.4m x 2.4m)**

Double glazed bow window to side. Fitted with a comprehensive range of gloss fronted contemporary cabinets with Iroko block effect working surfaces with inset circular sink unit and designer mixer tap and matching upstands. Integrated appliances include split level fan assisted electric oven with four ring gas hob and designer extractor canopy above, dishwasher, fridge and freezer. Coved cornice to smooth plastered ceiling

**Bedroom One:**

**14'9" x 8'10" (4.5m x 2.7m)**

Double glazed window to rear. Radiator in ornamental cabinet. Range of floor to ceiling fitted wardrobe cupboards with hanging and shelved storage space and overhead cabinets. Coved cornice to smooth plastered ceiling.

**Bedroom Two:**

**13'1" x 7'7" (4m x 2.3m)**

Double glazed window to side. Double banked radiator. Coved cornice to smooth plastered ceiling.

**Outer Lobby:**

Multi pane glazed stable door giving side access to the rear garden and private car park. Tiled floor. Coved cornice to smooth plastered ceiling. Access to built-in corner storage cupboard.

**Bathroom:**

Obscure double glazed window to rear. Fitted with a three piece suite comprising P-shaped bath with frameless glass shower screen and integrated faucet with rainwater shower, contemporary vanity wash handbasin, and integrated cistern WC. Full ceramic tiling to walls. Heated towel rail. Coved cornice to smooth plastered ceiling with recessed LED lighting. Drop light switch.

## To the Outside

### Rear Garden:

A small, decked area with bin storage gives access to the shared communal rear garden and private car park with access to (shared) brick-built storage shed. Gated side driveway giving access to the car parking area.



Total area: approx. 78.1 sq. metres (840.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.  
Plan produced using PlanUp.

### High Street





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