

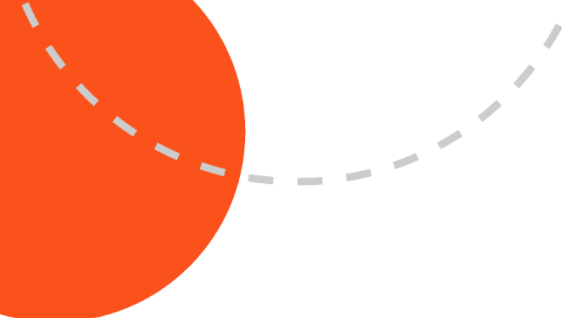


39 Banyard Way, Rochford, Essex, SS4 1QU

Four Bedroom Detached House / Offers Over £425,000 / Tel: 01702 207720

amos





Take a look at the **360' Virtual tour** of this stylishly presented **four-bedroom** detached home which delivers well designed family living space to include a spacious lounge which opens up to the playroom/office area, a large, fitted kitchen/diner and a useful ground floor cloakroom alongside a ground floor bathroom. On the first floor you will find a spacious landing with **good size bedrooms**, another bathroom suite and a staircase leading to the loft room. The rear garden is of good size and the front garden provides a driveway and detached garage.

Location wise, the property is nearby local shops at Golden Cross and Market Square shops and eateries at Rochford, Train stations with fast, direct access to London at both Hockley and Rochford and both King Edmund and Holt Farm schools.

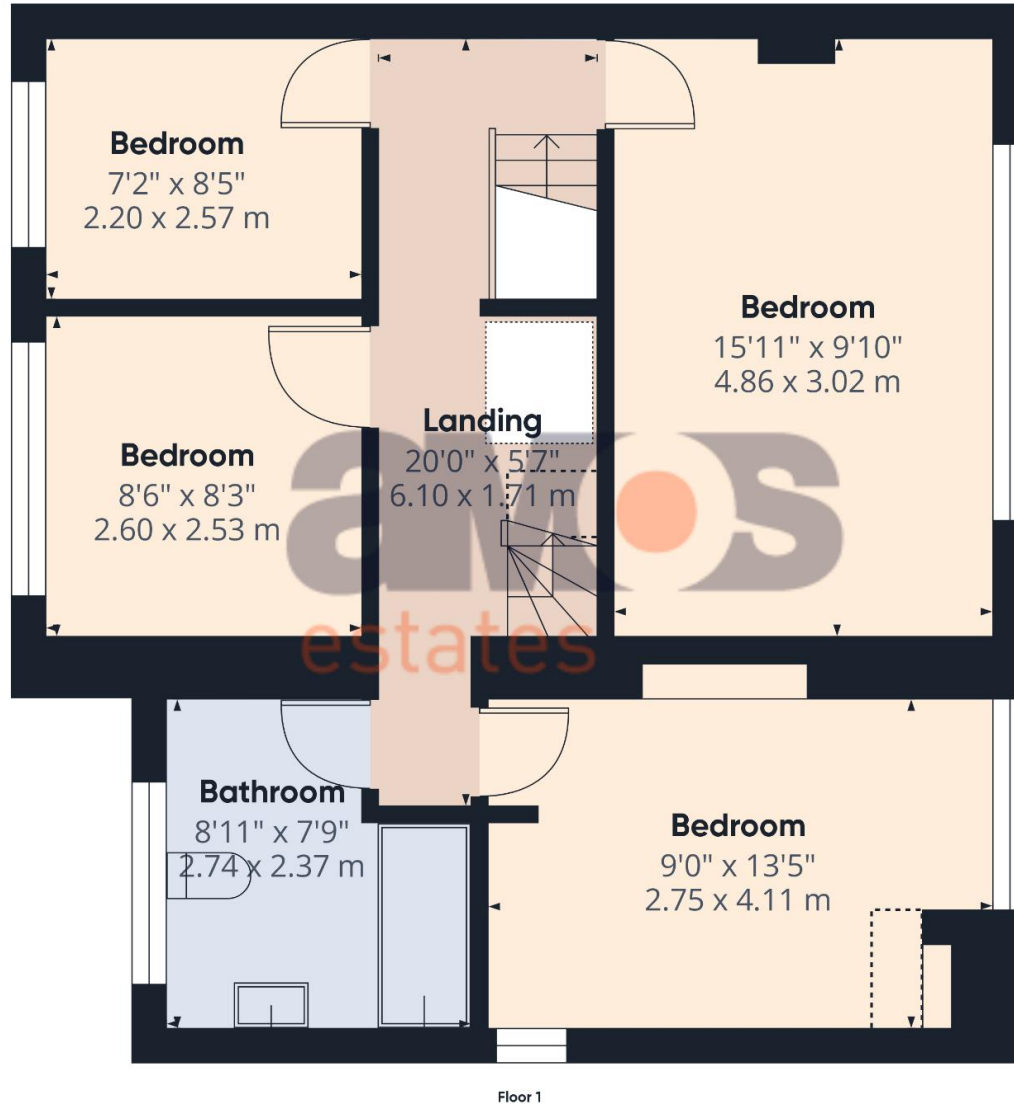
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Ground Floor Cloakroom
2'5" x 4'6"
0.74 x 1.38 m

Floor 0



**A space to
call home.**



Highlights

- / Detached Family Home
- / Welcoming Entrance Hall
- / Ground Floor Cloakroom and Ground Floor Bathroom
- / Good Size Lounge Opening to Playroom/Office Area
- / Large Kitchen/Diner
- / Four Good Size Bedrooms
- / Stylish Bathroom Suite
- / Good Size Rear Garden
- / Detached Garage
- / Close to Local Shops & Eateries
- / EPC:



Entrance door leading to.

Entrance Hall /

15'1 x 7'6

Double glazed window to side aspect, wood effect floor covering, smooth plastered ceiling with integrated spotlights, built in storage cupboards, staircase with fitted carpet to first floor living space, two radiators, power points, doors leading off:

Downstairs Cloakroom /

4'6 x 2'5

Low level w/c, tiled flooring, smooth plastered ceiling with integrated spotlights, extractor fan.

Lounge /

15'6 x 10'5

Double glazed window to front aspect, plastered coved ceiling with integrated spotlights, fitted carpet, radiator, power points, double bifold wood doors leading to:

Playroom/Office /

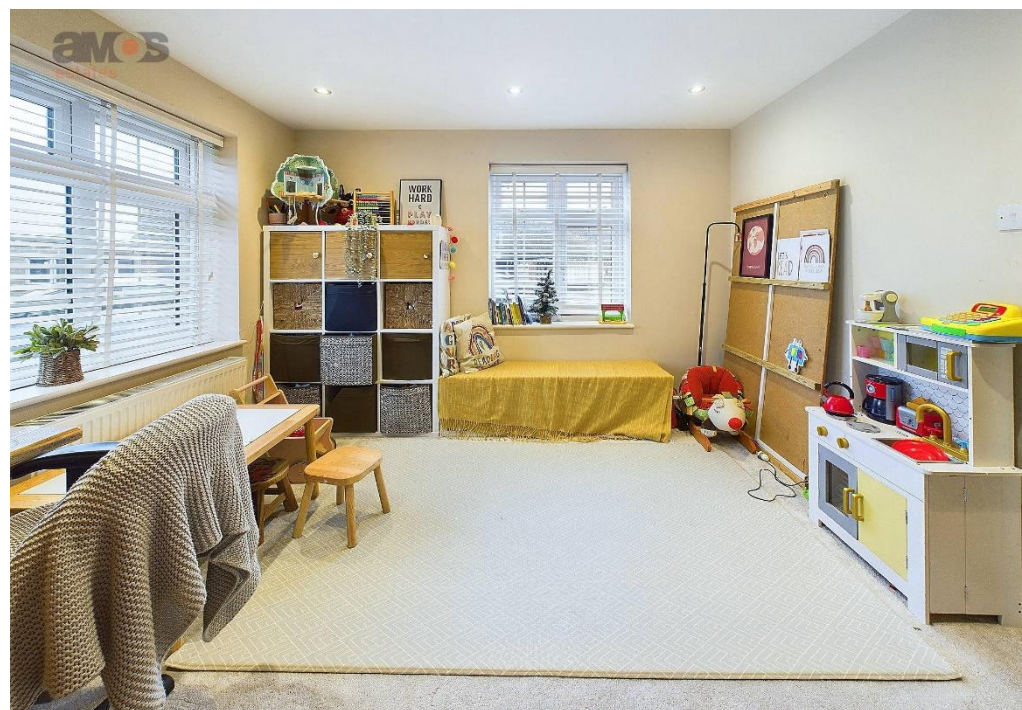
10'5 x 8'11

Double glazed window to front and side aspect, smooth plastered ceiling with integrated spotlights, fitted carpet, radiator, power points, door leading to entrance.

Kitchen/Diner /

21'8 x 10'4

Fitted at both eye and base level in a range of white units with working surface over, integrated oven and four ring gas hob, stainless steel sink unit with drainer and mixer tap, space for washing machine, dishwasher and fridge/freezer, double glazed window to rear aspect, wood effect floor covering, plastered ceiling, integrated spotlights, part tiled walls, double glazed door providing access to rear garden, storage cupboard.





Ground Floor Bathroom /

5'5 x 5'0

Pedestal hand wash basin with mixer tap and storage cupboard, integrated bath with mixer tap and hand held shower attachment, double glazed window to side aspect, smooth plastered ceiling, tiled flooring and part tiled walls, heated towel rail, extractor fan.

Landing /

20'0 x 5'7

Smooth plastered ceiling with integrated spotlights, fitted carpet, loft access, radiator, staircase to loft room, doors leading of:

Bedroom One /

15'11 x 9'10

Double glazed window to front aspect, smooth plastered ceiling with integrated spotlights, fitted carpet, radiator, power points.

Bedroom Two /

13'5 x 9'0

Double glazed window to front and side aspect, smooth plastered ceiling with integrated spotlights, radiator, power points.

Bedroom Three /

8'6 x 8'3

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

Bedroom Four /

8'5 x 7'2

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



Bathroom /

8'11 x 7'9

Vanity unit with sink top and mixer tap, integrated bath with mixer tap and shower over with glass screen, low level w/c, double glazed window to rear aspect, smooth plastered ceiling with integrated spotlights, tiled flooring and part tiled walls, extractor fan.

Loft Room /

15'7 x 9'8

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

Rear Garden /

Patio area leading to laid lawn, secure fence boundaries, further patio area, side gate providing access to front of property, water tap.

Front Garden /

Lawn area, block paved pathway to entrance door, driveway providing space for vehicle, detached garage.

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).

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