

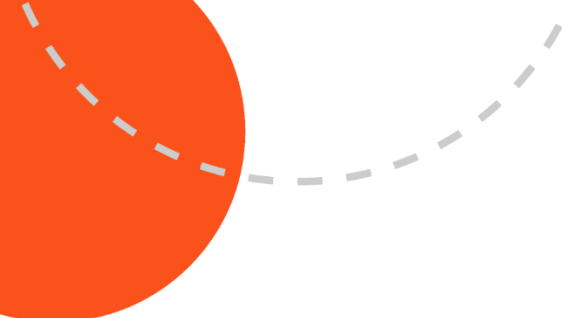


29 Westbury, Rochford, Essex, SS4 1UL

Three Bedroom Semi-Detached House / **Guide Price: £350,000 to £375,000** / Tel: 01702 207720



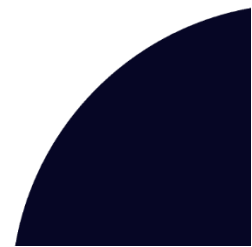




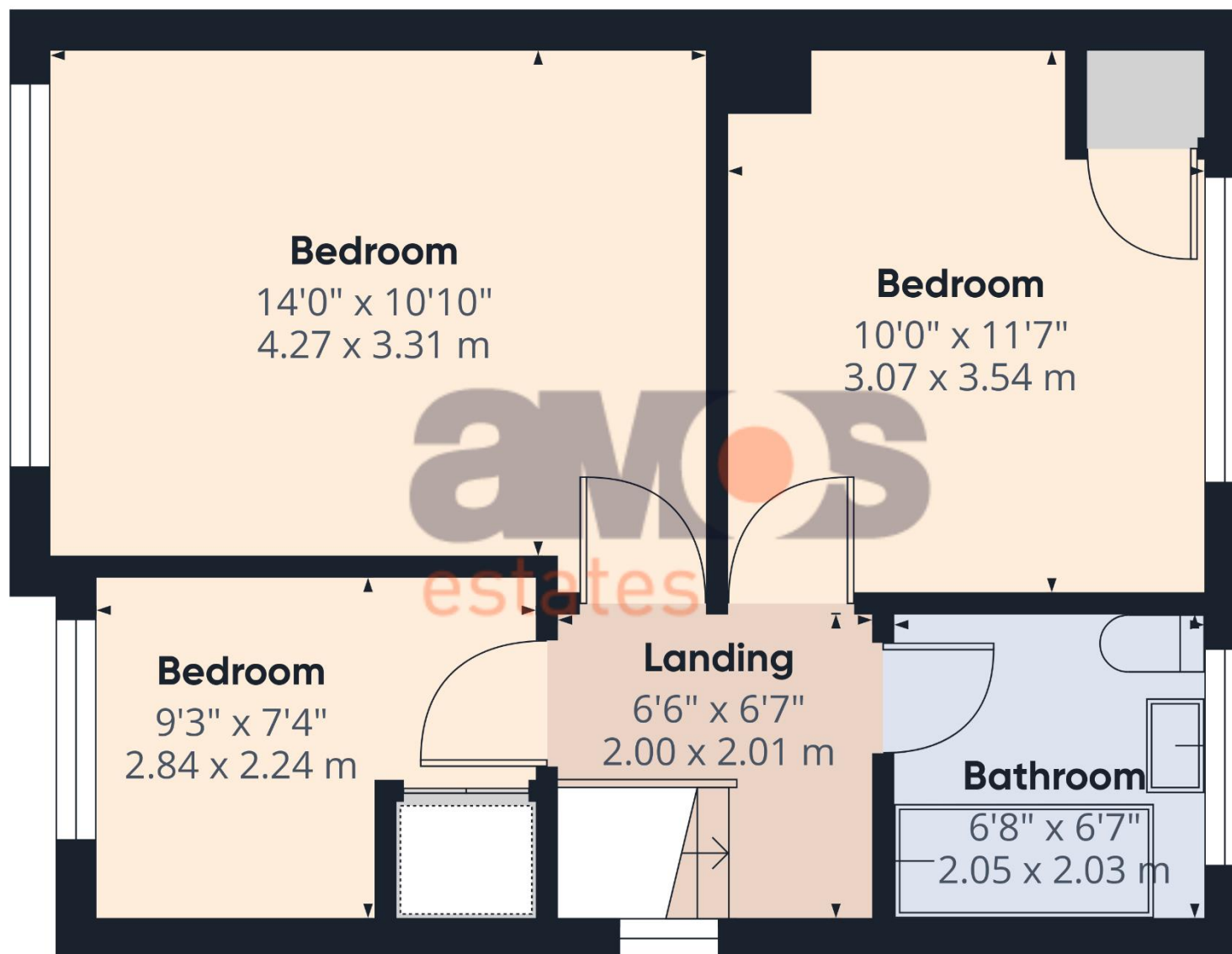
Look at this **three-bedroom** semi-detached house which has great kerb appeal standing well off the road with a long driveway so perfect for buyers requiring plenty of parking. The property has a spacious open-plan living room and dining room, useful ground floor cloakroom, kitchen overlooking the rear garden then upstairs three good size bedrooms and a family bathroom. You will love the rear garden which is much larger than you would expect and has some beautiful, established planting and detached garage. This really is a terrific family house, and we anticipate a high level of interest.

Westbury is well connected with easy walking distance to shops at both Ashingdon Road and Rochford Town Centre, King Edmund and Holt Farm Primary School. The Airport and train stations provide easy of access to just about everywhere and for those looking for leisure then the nearby parkland will be of benefit. Take a look at our **360' virtual tour** and quickly book an appointment to see inside, you won't be disappointed!

Find us on







**A space to
call home.**



Property Information

- / Semi-Detached Home
- / Three Bedrooms
- / Two Reception Rooms
- / Cloakroom & Family Bathroom
- / Long Drive & Garage
- / EPC Rating: C
- / Council Tax Band: C
- / 838 Sq. Ft in Size
- / 360' Virtual Tour





Double glazed entrance door with adjacent strip window leading to:

Entrance Hall /

13'1 x 6'1

Coved and plastered ceiling, radiator, staircase to first floor living space with wall mounted handrail, wood floor, understairs storage cupboard, heating control, wood doors leading to rooms.

Ground Floor Cloakroom /

3'9 x 3'1

White suite comprising of toilet with wood seat and lid and corner wash hand basin, tiled wall areas, radiator, double glazed window, wall light point, plastered ceiling, tiled floor.

Open Plan Living Room & Dining Room /

24'3 x 10'10

Double glazed window to front aspect, wood floor, coved and plastered ceiling, power points, double glazed door leading onto and overlooking the rear garden, power points, radiator.

Kitchen /

9'6 x 7'3

Fitted at both eye and base level in range of wood units with roll top working surface over, inset sink unit with mixer tap, appliance space for washing machine, integrated oven, four ring gas hob with wall mounted extractor fan over, appliance space for dishwasher and a freestanding fridge/freezer, radiator, coved and plastered ceiling, tiled working areas, power points, double glazed window to rear aspect with adjacent double glazed door.





Galleried Landing /

6'7 x 6'6

Double glazed window to side aspect, coved and plastered ceiling with loft access, white wood doors leading to rooms.

Bathroom /

6'8 x 6'7

White integrated suite comprising of bath with mixer tap and shower, wall mounted shower screen, vanity unit with a sink and chrome mixer tap and a toilet with wood seat and lid, coved and plastered ceiling, double glazed window, radiator, wood floor and tiled walls.

Bedroom One /

14'0 x 10'10

Double glazed window to front aspect, textured ceiling with spotlights, radiator, power points, wood floor.

Bedroom Two /

11'7 x 10'0

Double glazed window to rear aspect, power points, coved and textured ceiling, wood floor, radiator, storage cupboard.

Bedroom Three /

9'3 x 7'4

Double glazed window to front aspect, coved and textured ceiling, power points, storage cupboard, radiator.



Rear Garden /

Terrific size rear garden with secure fenced boundaries, well planted borders, slate fill patio area to the immediate rear, garden lighting, outside water tap, access to:

Garage /

Fitted door for vehicular access, wall mounted lighting, electric fuse box, appliance space for chest freezer, washing machine etc.

Front Garden /

Long driveway from road, shingle top parking spaces and additional paved area, canopied porch, access to property and 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). 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.



