

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Millview Meadows, Rochford, SS4 1EF



Guide Price:
£375,000 - £400,000

Situated in the heart of Rochford within very close walking distance to the historic market square of Rochford, railway station and schools is this four bedroom town house offering versatile living accommodation throughout with integral garage, driveway providing off street parking to front and landscaped rear garden.

Council Tax Band: D. EPC Rating: C.

Viewing advised. Our Ref: 19642.

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Accommodation comprises:

Entrance via panelled glazed entrance door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation with oak balustrade. Large double opening storage cupboard. Tiled flooring.



UTILITY ROOM 7' 3" x 6' 8" (2.21m x 2.03m)

Double glazed door providing access to rear garden. A range of base and eye level units incorporating roll top work surface with inset stainless steel sink drainer unit with mixer tap. Space and plumbing for washing machine and further appliances. Wall mounted boiler. Part tiled walls. Tiled flooring.



GROUND FLOOR BEDROOM FOUR 10' 10" x 10' 8" (3.3m x 3.25m)

Double glazed window to rear aspect. Radiator. Textured ceiling.



GROUND FLOOR CLOAKROOM

Obscure double glazed window to front aspect. A two piece suite comprising wash hand basin and close coupled wc. Tiled splash back. Tiled flooring.



FIRST FLOOR LANDING

Stairs to second floor accommodation with oak balustrade.

LOUNGE 17' 4" x 13' 3" (5.28m x 4.04m)

Two double glazed windows to rear aspect. Radiators. Solid wood flooring.



KITCHEN/BREAKFAST ROOM 17' 4" x 13' 5" (5.28m x 4.09m)

Two double glazed windows to front aspect. A comprehensive range of modern high gloss base and eye level units incorporating work surface with inset sink drainer unit. Integrated split level double oven and induction hob with extractor hood above. Integrated fridge. Integrated dishwasher. Radiator. Part tiled walls. Wood flooring.



SECOND FLOOR LANDING

BEDROOM ONE 10' 5" x 9' 9" (3.18m x 2.97m)

Double glazed window to rear aspect. Radiator. Wood effect flooring.



DRESSING ROOM 7' 7" x 6' 10" (2.31m x 2.08m)

Fitted out for clothing storage.



BEDROOM THREE 10' 5" x 8' 8" (3.18m x 2.64m)

Double glazed window to front aspect. Built in wardrobes. Radiator. Wood effect flooring.



BEDROOM FOUR 10' 5" x 8' 8" (3.18m x 2.64m)

Double glazed window to front aspect. Radiator. Wood effect flooring. Textured ceiling.

FAMILY BATHROOM

A modern three piece suite comprising panelled bath with glass screen and shower over, pedestal wash hand basin and close coupled wc. Heated towel radiator. Part tiled walls. Complementary tiled flooring

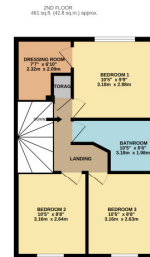
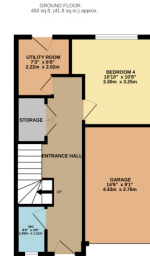


EXTERIOR.

The recently landscaped **LOW MAINTENANCE REAR GARDEN** commencing with decking area leading to feature gravel garden with stepping stones. Established shrub borders. Pergola. Further seating area to rear of garden. Gate providing access to front.



The **FRONT** has own driveway providing off street parking for several vehicles leading to **INTEGRAL GARAGE** with up and over door.



TOTAL FLOOR AREA - 1372 sq.ft. (127.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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