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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Oxford Road, Rochford, SS4 1TE



Guide Price:
£375,000 - £400,000

Situated in a quiet residential location yet within walking distance to local amenities and open fields, is this stunning three bedroom detached bungalow with open plan kitchen/breakfast room to rear opening onto an approximate 80ft rear garden and own driveway providing off street parking for several vehicles.

Council Tax Band: C. EPC Rating: TBC.

Viewing highly recommended. Our Ref: 19757.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com



Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance hall.

ENTRANCE HALL

Radiator. Coving to plastered ceiling.

LOUNGE 19' 7" x 11' 2" (5.97m x 3.4m)

Double glazed window to front aspect. Two feature double glazed windows to side aspect. Feature fireplace with inset fire. Wood effect flooring. Plastered ceiling with inset LED spotlighting. Bi-folding French doors providing access to kitchen/breakfast room.



BEDROOM ONE 12' 10" x 11' 9" (3.91m x 3.58m)

Double glazed bay window to front aspect. Radiator. Plastered ceiling.



BEDROOM TWO 9' x 8' 1" (2.74m x 2.46m)

Double glazed window to side aspect. Radiator. Plastered ceiling.



BEDROOM THREE 8' 1" x 8' (2.46m x 2.44m)

Double glazed window to side aspect. Radiator. Plastered ceiling.



BATHROOM

Obscure double glazed window to side aspect. A three piece suite comprising panelled bath with full height glass shower screen and shower over, inset wash hand basin with vanity storage below and back to wall wc. Heated towel rail. Airing cupboard. Tiled walls. Complimentary tiled flooring.



KITCHEN/BREAKFAST ROOM (RECENTLY FITTED) 22' 2" x 10' 9" (6.76m x 3.28m)



KITCHEN AREA

Double glazed windows to rear aspect. Double glazed French doors providing access to rear garden. A comprehensive range of modern Shaker style base and eye level units incorporating work surface with inset stainless steel sink drainer unit. Space and plumbing for appliances. Integrated eye level twin electric oven with separate gas hob with stainless steel extractor chimney above. Feature brick tiled splashbacks. Breakfast bar. Contemporary tiled flooring. Plastered ceiling. Open plan to breakfast area.



BREAKFAST AREA

Double glazed French doors providing access to rear garden. Radiator. Plastered ceiling. French doors providing access to lounge.



EXTERIOR.

The **REAR GARDEN** measures approximately 80ft (24.38m) commencing with patio area leading to garden. Laid to lawn. A selection of mature flower and shrub borders. Picket fence to private garden area with raised decking and secluded outdoor seating space.



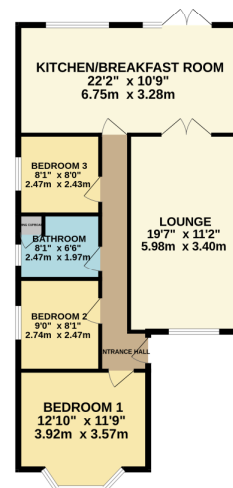
Door to **CLADDED OUTBUILDING 15' 6" x 9' 8" (4.72m x 2.95m)**. Double glazed window and French doors. Power and lighting.



Gate providing access to front.

The **FRONT** has own driveway providing off street parking for several vehicles.

GROUND FLOOR
1010 sq.ft. (93.9 sq.m.) approx.



TOTAL FLOOR AREA - 1010 sq.ft. (93.9 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 here have not been tested and no guarantee as to their operability or efficiency can be given.
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