

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Millview Meadows, Rochford, SS4 1EF



Guide Price £450,000 - £475,000

Situated in a popular location within Rochford is this immaculate four good size bedroom detached family home benefiting from having en suite to master bedroom, large lounge, dining room, landscaped rear garden with artificial grass, double length garage and own driveway providing off-street parking for two vehicles. Close to local schools, shops and mainline railway station with links to London Liverpool Street.

Viewing highly recommended.
Council Tax Band:E. EPC Rating:tbc.
Our Ref 19809

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Entrance via double glazed entrance door to

ENTRANCE HALL

Double glazed window to the side aspect. Stairs to first floor accommodation. Wood effect flooring. Plastered ceiling. Radiator.



LOUNGE 17' 10" x 15' 6" (5.44m x 4.72m)

Double glazed bay window to the front aspect. Feature Media wall. Coving to plastered ceiling. Radiator. Double opening doors to

DINING ROOM 12' 9" x 8' 2" (3.89m x 2.49m)

Double glazed window to the rear aspect. Double glazed sliding patio doors providing access to rear garden. Wood effect flooring. Coving to plastered ceiling. Radiator.



KITCHEN 10' 8" x 9' 10" (3.25m x 3m)

Double glazed window to the rear aspect. Double glazed door providing access to the side. Comprehensive range of base and eye level units. Roll edge work surfaces. Inset stainless steel sink drainer unit. Built-in electric oven with electric hob and concealed extractor above. Tiled splash backs. Integrated fridge/freezer. Cupboard housing boiler. Wood effect flooring. Textured ceiling.



GROUND FLOOR CLOAKROOM/WC

Obscure double glazed window to the side aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Tiled floor. Tiled walls. Heated towel radiator.



FIRST FLOOR ACCOMMODATION

LANDING

Doors to rooms.

BEDROOM ONE 12' 3" x 11' 11" (3.73m x 3.63m)

Double glazed window to the front aspect. Built-in bedroom furniture. Textured ceiling. Radiator.



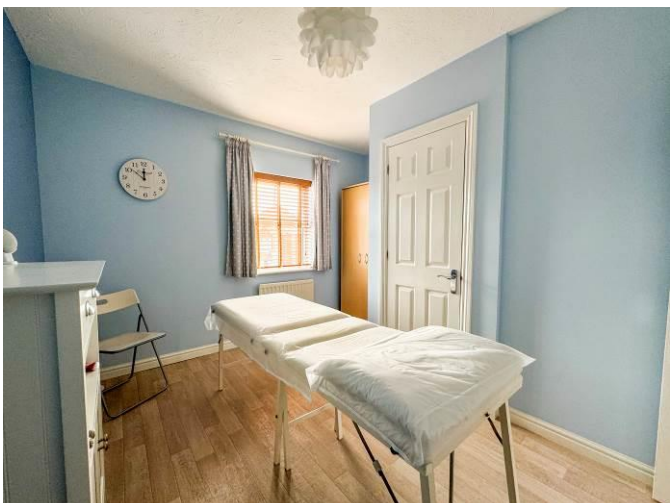
EN SUITE

Obscure double glazed window to the side aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Corner shower cubicle. Tiled floor. Tiled walls. Heated towel radiator.



BEDROOM TWO 11' 11" max x 10' 4" max (3.63m x 3.15m)

Double glazed window to the front aspect. Built-in cupboard. Wood effect flooring. Textured ceiling. Radiator.



BEDROOM THREE 8' 10" x 8' 1" (2.69m x 2.46m)

Double glazed window to the rear aspect. Range of wardrobes (the vendors advised these match the furniture in Bedroom One and can be easily moved). Textured ceiling. Radiator.



BEDROOM FOUR 8' 1" x 7' 10" (2.46m x 2.39m)

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



FAMILY BATHROOM

Obscure double glazed window to the rear aspect. WC with low level cistern. Pedestal wash hand basin. Panelled bath with shower over. Wood effect flooring. Part tiled walls. Radiator.



EXTERIOR

The beautifully **LANDSCAPED LOW MAINTENANCE REAR GARDEN** measures approximately **60' (18.29m)** and commences with paved patio leading to shingle pathways and artificial lawn areas. Exterior lighting. Gates to each side providing access to the front.



The **FRONT** has landscaped area with slate shingle and shrubs, paved pathway leading to entrance door and own driveway providing off-street parking for two vehicles which in turn leads to **DOUBLE LENGTH GARAGE 35' x 7' 9" (10.67m x 2.36m)** with Up & Over door, power and lighting, **Utility Area** with plumbing for appliances and personal door providing access to the rear garden.



MILVIEW MEADOWS, RICHMOND
TOTAL FLOOR AREA: 1074 sq.ft. (99.3 sq.m.) approx.
While every effort has been taken to ensure the accuracy of the figures contained herein, no responsibility is accepted for any errors or omissions. The figures are approximate and should not be relied upon for any purpose other than for general guidance only. The figures are based on the information provided to the agent and are subject to change without notice. The figures are for information only and do not constitute an offer of any service or product. Please contact the agent for more information.

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