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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Larke Rise, Southend-on-Sea, SS2 6GQ



Guide Price:
£475,000 - £500,000

Situated in a quiet cul de sac location is this modern spacious four double bedroom detached family home occupying a substantial footprint with three receptions, master bedroom with en suite shower room, rear garden measuring approx 70ft with large outbuilding, own driveway providing off street parking for several vehicles and integral garage. Within walking distance to Southend High School for Boys and Girls Grammar schools as well as local shops and bus routes.

No onward chain. Council Tax Band: F. EPC Rating: C.

Viewing advised. Our Ref: 19807.

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Accommodation comprises:

Entrance via double glazed entrance door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation. Radiator. Wood effect flooring. Coving to plastered ceiling.



DINING ROOM 12' 3" x 9' 3" (3.73m x 2.82m)

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



STUDY 10' 3" x 8' 1" (3.12m x 2.46m)

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



GROUND FLOOR WC

A two piece suite comprising wall mounted wash hand basin with tiled splash back and close coupled wc. Radiator. Wood effect flooring. Plastered ceiling.

LOUNGE 16' 3" x 11' 3" (4.95m x 3.43m)

Double glazed window to rear aspect. Double glazed French doors providing access to rear garden. Radiators. Wood effect flooring. Coving to textured ceiling.



KITCHEN 11' 3" x 9' (3.43m x 2.74m)

Double glazed window to rear aspect. A comprehensive range of Shaker style base and eye level units incorporating granite effect roll top work surface with inset one and a half sink drainer unit. Integrated electric oven. Electric hob with extractor above. Space and plumbing for appliances. Wood effect flooring. Textured ceiling. Door providing access to utility room.



UTILITY ROOM 8' x 5' 6" (2.44m x 1.68m)

Double glazed window to rear aspect. Double glazed door providing access to side. Door to garage. Wall mounted boiler. Base level units with stainless steel sink drainer unit. Space and plumbing for further appliances. Radiator. Wood effect flooring.



SPACIOUS GALLERIED FIRST FLOOR LANDING

Large full height airing cupboard.

MASTER BEDROOM 14' 5" x 9' 3" (4.39m x 2.82m)

Double glazed window to front aspect. Radiator. Textured ceiling. Door to en suite.



EN SUITE SHOWER ROOM

Obscure double glazed window to front aspect. A three piece suite comprising tiled shower cubicle with thermostatic shower, inset wash hand basin with vanity storage below and close coupled wc. Wood effect flooring.



BEDROOM TWO 11' 4" x 10' 1" (3.45m x 3.07m)

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



BEDROOM THREE 9' 8" x 9' 6" (2.95m x 2.9m)

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

BEDROOM FOUR 9' 1" max x 8' 10" max (2.77m x 2.69m)

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

BATHROOM

Obscure double glazed window to rear aspect. A three piece suite comprising panelled bath with telephone handset shower attachment and contemporary tiled splash back, inset wash hand basin with vanity storage below and tiled splash back, close coupled wc. Wood effect flooring. Textured ceiling.



EXTERIOR.

The **REAR GARDEN** measures approximately 70ft (21.34m) deep commencing with large, decked area leading to garden. Laid to lawn. A selection of mature flower and shrub borders. Screened laurels to all boundaries.

LARGE OUTBUILDING 27' 9" x 15' 2" (8.46m x 4.62m) with power and lighting. Ideal for outdoor games room or working from home space. Gate providing access to front.



The **FRONT** has own driveway providing off street parking for several vehicles leading to **INTEGRAL GARAGE 17' 4" x 8' (5.28m x 2.44m)** with up and over door. Power and lighting. Lawn area.



Measurements obtained from the Seller's records. The Seller does not warrant the accuracy of these measurements and is not responsible for any errors or omissions. The Buyer is advised to obtain verification from their Surveyor. The Seller is not responsible for any errors or omissions in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Name and Address: [REDACTED]

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.