

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Oaklands Mews, Rochford, SS4 1GE



Guide Price:
£325,000 - £350,000

Situated in a quiet cul de sac location is this immaculate three bedroom semi detached family home with modern fitted accommodation throughout with en suite to master bedroom, rear garden measuring approximately 50ft and double length garage with parking in front. Within walking distance to Rochford Town Square, local shops, amenities and mainline railway station.

No onward chain. Council Tax Band: D.
EPC Rating: C. Viewing advised. Our Ref: 19839.

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Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance hall.

SPACIOUS ENTRANCE HALL

Stairs to first floor accommodation. Radiator. Wood flooring. Plastered ceiling.



GROUND FLOOR CLOAKROOM

Obscure double glazed window to rear aspect. A two piece suite comprising pedestal wash hand basin and back to wall wc. Radiator.



KITCHEN 11' 9" x 7' 2" (3.58m x 2.18m)

Double glazed window to front aspect. A comprehensive range of modern base and eye level units incorporating roll top work surface with stainless steel sink drainer unit. Integrated electric oven. Gas hob with stainless steel extractor chimney above. Integrated fridge and freezer. Integrated dishwasher. Space and plumbing for washing machine. Brick tiled feature splash backs. Tiled flooring. Plastered ceiling with inset spotlighting. Radiator.



SPACIOUS LOUNGE/DINER 16' 10" x 15' 8" (5.13m x 4.78m)

Double glazed door providing access to rear garden with full height glass side windows. Full height walk in storage cupboard. Radiators. Wood effect flooring. Plastered ceiling.



FIRST FLOOR LANDING

Double glazed window to side aspect. Airing cupboard.

BEDROOM ONE 12' 5" x 10' 9" (3.78m x 3.28m)

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



EN SUITE

Obscure double glazed window to front aspect. A three piece suite comprising tiled corner shower cubicle with thermostatic shower, pedestal wash hand basin with chrome mixer tap and close coupled wc. Chrome heated towel radiator. Tiled flooring. Complimentary part tiled walls. Plastered ceiling.



BEDROOM TWO 12' 9" max x 9' (3.89m x 2.74m)

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



BEDROOM THREE 8' 10" x 6' 8" (2.69m x 2.03m)

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



BATHROOM

A three piece suite comprising panelled bath with shower over pedestal wash hand basin with chrome mixer tap and close coupled wc. Heated chrome towel radiator. Part tiled walls. Tiled flooring.



EXTERIOR.

The **REAR GARDEN** measures approximately 50ft (15.24m) commencing with patio area and spacious side way. Laid to lawn. A selection of mature flower and shrub borders. Decked area to rear of garden providing an outdoor seating area. Gate providing access to front.

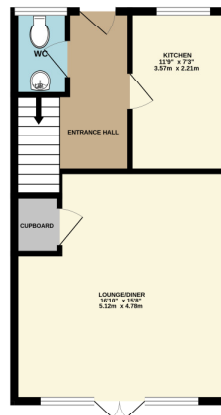


The **FRONT** as parking to the front of the property. Further gates providing access to **DETACHED DOUBLE LENGTH PITCHED ROOF GARAGE** with power and lighting. Parking in front of garage.

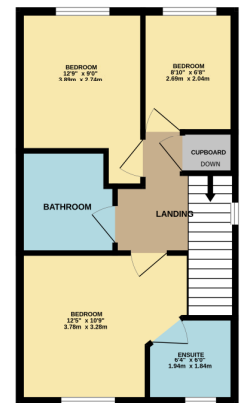
Agents Note:

The property has an annual service charge of £800.

GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 894 sq.ft. (83.0 sq.m.) approx.
We do not warrant that the floor area measurements are correct. Measurements are taken to the best of our knowledge and are not intended to be used for legal purposes. We do not warrant that the floor area measurements are correct. Measurements are taken to the best of our knowledge and are not intended to be used for legal purposes. We do not warrant that the floor area measurements are correct. Measurements are taken to the best of our knowledge and are not intended to be used for legal purposes.

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 show 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.