

Westbury, Rochford, SS4 1UL



Guide Price £350,000 - £375,000

Situated in a quiet, residential location is this three bedroom semi-detached chalet, benefiting from modern fitted kitchen/breakfast room, secluded rear garden, set back from the road with a large driveway providing off-street parking for five/six vehicles and double length garage. Walking distance to local schools, shops, bus routes and mainline railway station.

Council Tax Band: C. EPC Rating: tbc.
Ref 19857

Entrance via double glazed entrance door to

ENTRANCE HALL

Stairs to first floor accommodation. Wood effect flooring. Radiator.



LOUNGE 15' 9" x 10' 5" (4.8m x 3.18m)

Double glazed window to the front aspect. Herringbone wood effect flooring. Coving to plastered ceiling. Radiator.



KITCHEN/BREAKFAST ROOM 12' 4" x 10' 3" (3.76m x 3.12m)

Double glazed window to the rear aspect. Double glazed door providing access to the rear aspect. Comprehensive range of modern high gloss base and eye level units. Solid wood work surfaces. Inset sink drainer unit. Integrated electric oven with four ring gas hob and stainless steel extractor chimney over. Brick effect tiled splash backs. Integrated fridge/freezer. Space for washing machine. Space for dish washer. Full height walk-in under stairs storage/larder cupboard. Plastered ceiling.



GROUND FLOOR CLOAKROOM/WC

Obscure double glazed window to the side aspect. WC with low level cistern. Wash hand basin. Radiator.

GROUND FLOOR BATHROOM

Obscure double glazed window to the rear aspect. Panelled bath with shower over. Pedestal wash hand basin. Wood effect flooring. Tiled walls. Radiator.



FIRST FLOOR ACCOMMODATION

LANDING

Doors to bedrooms.

BEDROOM ONE 15' 9" x 10' 1" (4.8m x 3.07m)

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



BEDROOM TWO 14' max x 8' 8" max (4.27m x 2.64m)

Double glazed window to the rear aspect. Over stairs storage cupboard. Textured ceiling. Radiator.



BEDROOM THREE 8' 4" x 7' 2" (2.54m x 2.18m)

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



EXTERIOR

The **SECLUDED REAR GARDEN** measures approximately 35' (10.67m) and commences with recently laid patio leading to laid lawn. **Raised decking area** to the rear, behind garage, providing space for outdoor seating and seclusion. Fences to all boundaries have been recently replaced.



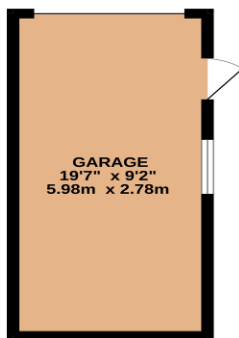
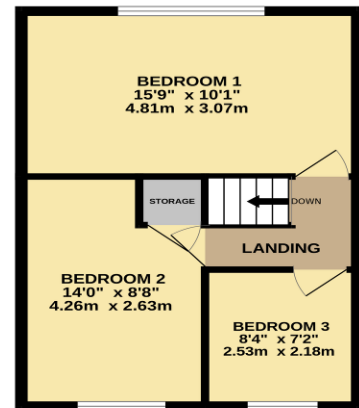
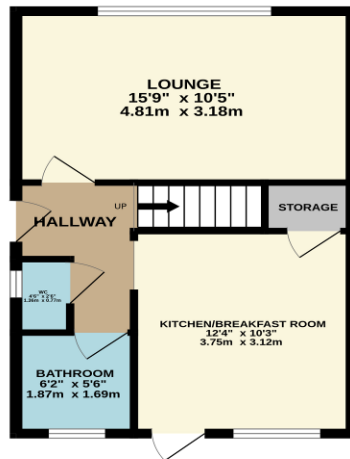


The property is set back from the road with the **FRONT** having laid area and own large driveway providing off-street parking for five/six vehicles which in turn leads to has **DOUBLE LENGTH GARAGE 19' 7" x 9' 2" (5.97m x 2.79m)** with Up & Over door, power and lighting, personal door to rear garden.



GROUND FLOOR
585 sq.ft. (54.3 sq.m.) approx.

1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA: 964 sq.ft. (89.5 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.
Made with Metroplan ©2024

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.