

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## St Andrews Road, Rochford, SS4 1NP



### Offers in the Region of £700,000

In the sought after St Andrews Road, just off Hall Road, Rochford, is this character mock Tudor four bedroom semi detached family home with an east facing approx 100ft rear garden and garage. With two reception rooms, large kitchen/breakfast room, utility room and conservatory. Close to local shops and mainline railway station with links to London, Liverpool Street Station.  
Council Tax Band: E. EPC Rating: TBC.  
Viewing highly recommended. Our Ref: 18827.

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

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01702 200666 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)



Accommodation comprises:

Entrance under **STORM PORCH** with an original solid Oak entrance door with original stained glass window to entrance hall.

### ENTRANCE HALL

Original stained glass windows to side aspect. Doors to lounge, dining room, kitchen/breakfast room and utility room. Stairs to first floor accommodation with under stairs storage cupboard. Radiator. Tiled flooring. Coving to plastered ceiling.



### LOUNGE 14' 4" x 11' 9" (4.37m x 3.58m)

uPVC double glazed windows to front and side aspects. Fireplace with multi fuel log burner. Solid Oak flooring. Coving to plastered ceiling.



### DINING ROOM 14' 10" x 10' 11" (4.52m x 3.33m)

uPVC double glazed window to front aspect. Ornate fireplace with gas fire. Radiator. Solid Oak flooring. Coving to plastered ceiling.



**KITCHEN/BREAKFAST ROOM 10' 11" x 9' 8" (3.33m x 2.95m)**

**BREAKFAST AREA**

Fireplace. Radiator. Wood flooring. Plastered ceiling. Open through to kitchen.



**KITCHEN 10' 11" x 9' 7" (3.33m x 2.92m)**

uPVC double glazed French doors providing access to the conservatory. A range of base and eye level units incorporating a combination of solid Oak work surfaces and Granite work surface with inset sink drainer unit. A six ring gas Rangemaster cooker. Extractor fan. Integrated wine cooler. Space for fridge freezer. Porcelain tiled flooring.



**CONSERVATORY 18' 3" x 16' 11" (5.56m x 5.16m)**

Double glazed to side and rear aspects with Green oak frame. Double glazed Green oak framed French doors providing access to rear garden. Sky light. Multi fuel log burner. Porcelain tiled flooring.



### UTILITY ROOM 7' 3" x 6' 6" (2.21m x 1.98m)

uPVC double glazed window to rear aspect. A range of base level units incorporating roll work surfaces. Plumbing and space for washing machine and dishwasher. Radiator. Porcelain tiled flooring.



### GROUND FLOOR WC

uPVC double glazed windows to side aspect. A two piece suite comprising inset sink with vanity storage below and close coupled wc. Boiler. Porcelain tiled flooring.



### FIRST FLOOR LANDING



### BATHROOM

uPVC double glazed window to side and rear aspects. A four piece suite comprising freestanding copper bath, walk in shower with tiled surround, wall mounted wash hand basin and Burlington wc. Storage cupboard. Radiator. Tiled flooring.



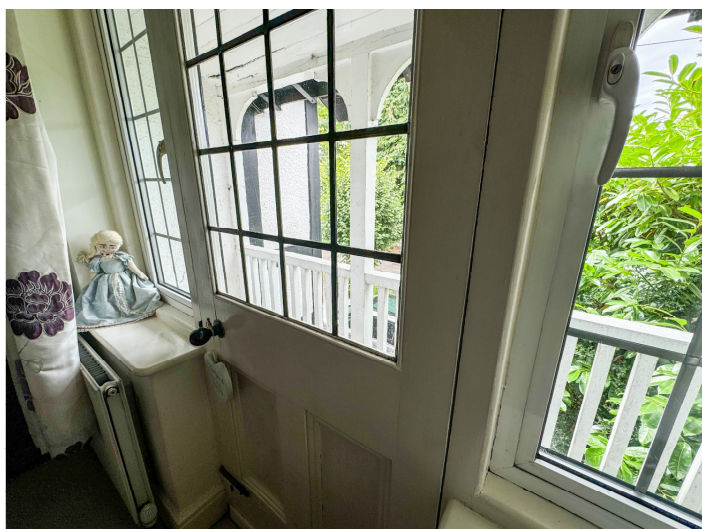
**BEDROOM ONE 12' 3" x 10' 11" (3.73m x 3.33m)**  
uPVC double glazed windows and door to **BALCONY** at front. Ornate gas fire. Radiator.



**BEDROOM THREE 10' 11" x 10' 1" (3.33m x 3.07m)**  
uPVC double glazed window to rear aspect. Radiator.



**BEDROOM FOUR 10' 6" x 6' 11" (3.2m x 2.11m)**  
uPVC double glazed windows to front aspect. Storage cupboard. Radiator. Wood flooring.



**BEDROOM TWO 11' 9" x 10' 5" (3.58m x 3.18m)**  
uPVC double glazed window to front and side aspects. Radiator. Wood flooring.



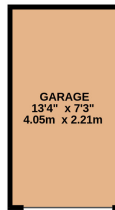
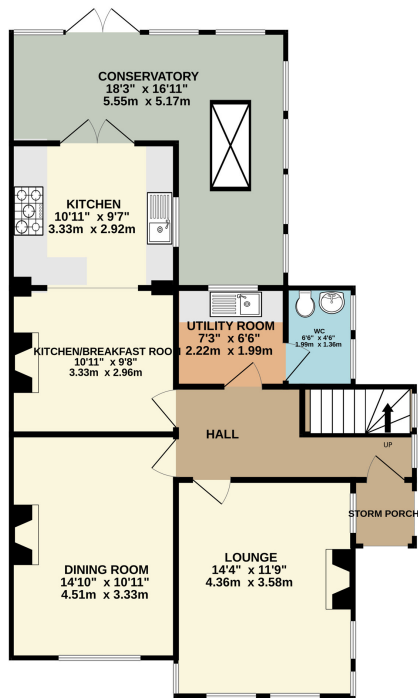
## EXTERIOR.

The **REAR GARDEN** is east facing and measures approximately 100ft (30.48m) commencing with patio area leading to garden. Laid to lawn with mature shrubs. Gate providing access to front.

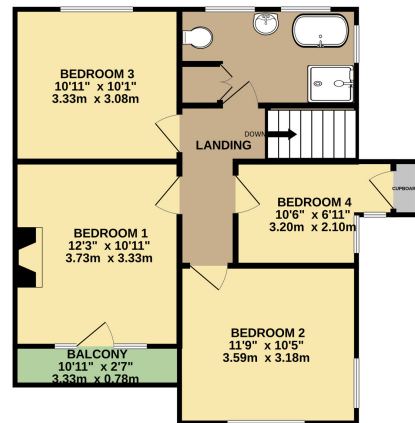


The **FRONT** has a block paved driveway with shingled side providing off street parking for three vehicles leading to **GARAGE**. Shrubs. Low brick wall to front boundary.

GROUND FLOOR  
1011 sq.ft. (93.9 sq.m.) approx.



1ST FLOOR  
574 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA: 1586 sq.ft. (147.3 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.  
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