

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

James Drive, Rochford, SS4 1GX



Guide Price:
£550,000 - £575,000

Situated on the sought after Hall Road Development is this immaculate four bedroom family home with open plan L-shaped kitchen/breakfast room, separate large lounge and en suite to master bedroom. Having many upgraded fittings from the original purchase. With a larger than average rear garden for this development, own driveway providing off street parking and detached garage. Within walking distance to Rochford mainline railway station, with links to London Liverpool Street, as well as all local amenities.

Viewing highly recommended. Council Tax Band: F.

EPC Rating: B. Our Ref: 19984.

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Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance hall.

ENTRANCE HALL

Wood effect Karndean flooring. Stairs to first floor accommodation with under stairs storage cupboard. Walk in storage cupboard. Radiator. Plastered ceiling.



GROUND FLOOR WC

A two piece suite comprising wall mounted wash hand basin with chrome mixer tap and back to wall wc. Heated chrome towel radiator. Part tiled walls. Wood effect Karndean flooring. Plastered ceiling.



LOUNGE 21' 1" x 11' 9" (6.43m x 3.58m)

Double glazed box bay window to front aspect. Double glazed French doors providing access to rear garden. Radiators. Plastered ceiling.



L-SHAPED KITCHEN/BREAKFAST ROOM 25' 3" max x 17' 9" (7.7m x 5.41m)

Double glazed window to front aspect. Wood effect Karndean flooring. Plastered ceiling with inset LED spotlighting.



KITCHEN AREA

Double glazed windows to rear aspect. Double glazed French doors providing access to rear garden. A comprehensive range of modern Shaker style base and eye level units incorporating work surface with inset sink drainer unit. Integrated eye level twin electric oven. Gas hob with extractor above. Integrated dishwasher and washing machine. Space and housing for American style fridge freezer. Cupboard housing boiler. Under unit lighting.



SPACIOUS GALLERIED FIRST FLOOR LANDING

Double glazed window to rear aspect.



BEDROOM ONE 14' 7" x 11' 11" (4.44m x 3.63m)

Double glazed window to front aspect. Fitted wardrobes with mirror fronted sliding doors to one wall. Radiators. Plastered ceiling. Door to en suite.



EN SUITE

Obscure double glazed window to front aspect. A three piece suite comprising tiled double walk in shower cubicle with thermostatic shower, wall mounted wash hand basin and back to wall wc. Chrome heated towel radiator. Tiled flooring. Plastered ceiling with inset spotlighting.



BEDROOM TWO 11' 4" x 10' 7" (3.45m x 3.23m)

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



BEDROOM THREE 11' 9" x 10' 8" (3.58m x 3.25m)

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



BEDROOM FOUR 10' 6" x 8' 4" (3.2m x 2.54m)

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

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.

FAMILY BATHROOM

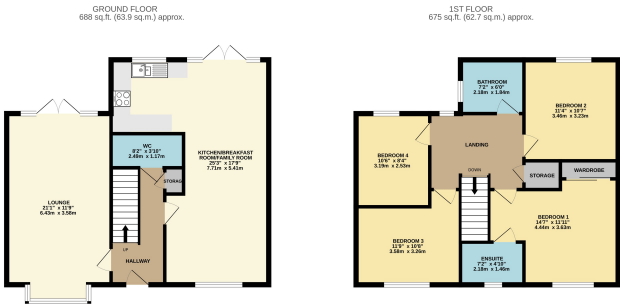
Obscure double glazed window to rear aspect. A three piece suite comprising panelled bath with shower over and full height glass shower screen, wall mounted wash hand basin with chrome mixer tap and back to wall wc. Chrome heated towel radiator. Part tiled walls. Tiled flooring. Plastered ceiling with inset spotlighting.



EXTERIOR.

A larger than average REAR GARDEN for the development measuring approximately 65ft (19.81m) to its maximum commencing with large patio area leading to garden. Laid to lawn. A selection of mature flower and shrub borders. Further enclosed seating area to rear of garden. Door to garage. Gate providing access to front.

The FRONT has own driveway providing off street parking leading to DETACHED GARAGE with up and over door. Power and lighting.



TOTAL FLOOR AREA: 1363 sq. ft. (126.6 sq. m.) approx.
We do not accept any responsibility for errors or omissions in the above information. Measurements of areas, volumes, weights and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should not be used for any other purpose. The services, equipment and appliances shown have not been tested and no guarantee is made as to their condition or efficiency. Plans may vary slightly.