

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Eastbury Avenue, Rochford, SS4 1SF



Guide Price:
£350,000 - £375,000

Situated in a quiet road within Rochford is this well presented three bedroom semi detached chalet with large lounge, good size kitchen/breakfast room and extended conservatory plus off street parking for two/three vehicles and garage. Close to local shops, amenities and mainline railway station to London, Liverpool Street.

NO ONWARD CHAIN. Viewing highly recommended.
Council Tax Band: C. EPC Rating: TBC. Our Ref: 20051.

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

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com



Accommodation comprises:

Entrance via uPVC double glazed door into entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation. Wood effect flooring.



LOUNGE 15' 11" x 11' 11" (4.85m x 3.63m)

Double glazed bay window to front aspect. Feature fireplace with decorative surround. Radiator. Wood effect flooring.



BATHROOM 8' 2" x 5' 8" (2.49m x 1.73m)

Obscure double glazed window to rear aspect. A three piece suite comprising P-shaped bath with shower over and glass shower screen, inset wash hand basin with vanity storage below and closed coupled wc with dual push flush. Feature heated towel rail. Part tiled walls. Tiled flooring.



KITCHEN 11' 9" x 10' 3" (3.58m x 3.12m)

uPVC double glazed window to rear aspect. uPVC double glazed door providing access to rear garden. A range of modern and base and eye level units incorporating roll edge work surfaces with inset stainless steel sink drainer unit. Built in oven and gas hob with concealed extractor hood above. Space for washing machine and fridge freezer. Integrated dishwasher. Breakfast bar area with space for four stools above. Large walk in larder cupboard. Tiled splash backs. Wood effect flooring. Plastered ceiling with inset spotlighting.



CONSERVATORY 10' 4" x 10' 3" (3.15m x 3.12m)

uPVC double glazed window to side and rear aspects. Double glazed French doors providing access to rear garden. Velux window. Wood effect flooring. Plastered ceiling with inset spotlighting complete with blinds.



FIRST FLOOR LANDING

Access to loft.



BEDROOM ONE 15' 11" x 9' 11" (4.85m x 3.02m)

uPVC double glazed window to front aspect. Radiator.



BEDROOM TWO 14' 2" x 8' 5" (4.32m x 2.57m)

uPVC double glazed window to rear aspect. Wood effect flooring. Radiator.



uPVC double glazed window to rear aspect. Radiator.



The **WEST FACING REAR GARDEN** measures approximately 30ft (9.14m) commencing with patio area leading to garden. Laid to lawn. Door to **DETACHED ONE AND A HALF SIZE GARAGE** with up and over door. Gate providing access to front.



The front garden could be converted to provide additional off street parking if required.



TOTAL FLOOR AREA - 902 sq ft. (83.8 sq.m.) approx.

While 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, omissions or mis-statements. This plan is for illustrative purposes only and should be used to verify any prospective purchase. The sensors, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.