EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Alexandra Road, Rochford, SS4 3HB

Guide Price £400,000 - £425,000

Situated in the heart of Ashingdon is spacious, well maintained four bedroom, three storey semi-detached family home, improved by the current owners, offering versatile living accommodation to the ground floor, with a stunning rear garden measuring approximately 65ft and own driveway providing off-street parking for several vehicles.
Within walking distance to local schools and shops.
Council Tax Band: D. EPC Rating: tbc.
Ref 20005

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The Property Ombudsman

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Entrance via double glazed entrance door to

ENTRANCE HALL
Stairs to first floor accommodation. Storage cupboard. Tiled effect flooring. Coving to plastered ceiling. Radiator.

GROUND FLOOR CLOAKROOM
Obscure double glazed window to the side aspect. WC with concealed cistern. Inset wash hand basin with vanity storage below. Laminate floor. Plastered ceiling.

KITCHEN 14' 6" x 7' 8" (4.42m x 2.34m)
Double glazed window to the front aspect. Double glazed window to the side aspect. Comprehensive range of base and eye level units. Roll edge work surfaces. Inset one and half stainless steel sink drainer unit. Integrated electric oven. Gas hob with stainless steel extractor chimney above. Tiled splash backs. Space for appliances. Wall mounted boiler. Tiled floor. Coving to plastered ceiling.

GROUND FLOOR BEDROOM FOUR 14' 6" x 7' 3" (4.42m x 2.21m)
Double glazed window to the front aspect. Wood effect flooring. Coving to plastered ceiling. Radiator.

LOUNGE 14' 11" x 12' 8" (4.55m x 3.86m)
Wood effect flooring. Feature fireplace with inset fire. Coving to plastered ceiling. Radiator. Open plan through to

DINING ROOM 14' 3" x 11' (4.34m x 3.35m)
Double glazed French doors, with adjacent windows, providing access to rear garden. Wood effecting flooring. Coving to plastered ceiling. Inset spot lights. Radiator.

FIRST FLOOR ACCOMMODATION

LANDING
Stairs to second floor Loft Room.

BEDROOM ONE 10' 6" x 9' 7" (3.2m x 2.92m)
Double glazed window to the rear aspect. Fitted wardrobes to one wall. Coving to plastered ceiling. Radiator.

EN SUITE
WC with concealed cistern. Inset wash hand basin with vanity storage below. Feature tiled surround shower enclosure with thermostatic shower. Tiled floor.

BEDROOM TWO 9' 9" x 7' 3" (2.97m x 2.21m)
Double glazed window to the front aspect. Plastered ceiling. Radiator.

BEDROOM THREE 9' 9" x 7' 8" (2.97m x 2.34m)
Double glazed window to the front aspect. Coving to plastered ceiling. Radiator.

RECENTLY FITTED LUXURY BATHROOM
Obscure double glazed window to the side aspect. WC with low level cistern. Wall mounted wash hand basin with vanity storage below. Free standing roll edge bath with wall mounted central tap. Double walk-in shower enclosure with thermostatic shower. Tiled floor with under floor heating. Tiled walls. Plastered ceiling. Inset spot lights.

SECOND FLOOR ACCOMMODATION

LOFT ROOM/STUDY 14' 11" max x 10' 6" max (4.55m x 3.2m)

(Restricted Head Height)
Double glazed Velux windows overlooking rear garden.
Plastered ceiling.

EXTERIOR

The **REAR GARDEN measures approximately 65' (19.81m)** and commences with decking area with balustrade, steps down to well maintained laid lawn. **WORKSHOP/SUMMERHOUSE** to the rear. Gate to side providing access to the front.

The **FRONT** has own block paved driveway providing off-street parking.

GROUND FLOOR
661 sq.ft. (61.5 sq.m.) approx.

1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.

2ND FLOOR
156 sq.ft. (14.5 sq.m.) approx.

TOTAL FLOOR AREA : 1247 sq.ft. (115.8 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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