

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

The Ridings, Rochford, SS4 1HD



Guide Price:
£375,000 - £400,000

Situated in a quiet cul de sac position with private gate access directly onto Rochford Reservoir, is this well presented two double bedroom semi detached chalet. Offering spacious ground floor accommodation with large lounge/diner, conservatory, ground floor shower room, rear garden measuring approximately 50ft, own driveway providing off street parking and detached garage. Within walking distance to Rochford Market Square and main line railway station.

NO ONWARD CHAIN. Council Tax Band: C.
EPC Rating: E. Our Ref: 20180.

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Accommodation comprises:

Entrance via uPVC glazed patio doors providing access to entrance porch.

ENTRANCE PORCH

Composite glazed entrance door to entrance hall.

SPACIOUS ENTRANCE HALL

Obscure double glazed window to front aspect. Stairs to the first floor accommodation with under stairs storage cupboard. Double opening storage cupboard. Radiator. Wood effect flooring. Textured ceiling.



GROUND FLOOR SHOWER ROOM

Obscure double glazed window to side aspect. A two piece suite comprising large double walk in shower cubicle with thermostatic shower and feature mirrored glass shower screen, inset wash hand basin with chrome mixer tap and vanity storage below and back to wall wc. Radiator. Tiled walls. Tiled flooring.



LOUNGE/DINER 24' 4" x 10' 8" (7.42m x 3.25m)

Double glazed bay window to front aspect. Double glazed French doors providing access to conservatory. Feature fireplace with inset fire. Radiators. Wood effect flooring. Coving to textured ceiling. Bi folding door providing access to kitchen.



KITCHEN 10' 6" max x 10' 3" max (3.2m x 3.12m)

Double glazed window to rear aspect. A comprehensive range of high gloss base and eye level units incorporating granite effect roll top work surface with complimentary upstand and stainless steel sink drainer unit. Integrated electric oven. Integrated microwave. Gas hob with extractor above. Tiled splash backs. Space and plumbing for appliances. Space for freestanding fridge freezer. Tile effect flooring.



CONSERVATORY 11' 8" x 9' (3.56m x 2.74m)

Double glazed windows to all aspects. Double glazed French doors providing access to rear garden. Tiled flooring.



FIRST FLOOR LANDING

Double glazed window to front aspect.

BEDROOM ONE 15' 1" x 10' 8" (4.6m x 3.25m)

Double glazed window to front aspect. Fitted bedroom furniture to one wall. Radiator. Wood effect flooring.



BEDROOM TWO 10' 6" x 10' 1" (3.2m x 3.07m)

Double glazed window to side aspect. Eaves storage cupboard. Radiator. Wood effect flooring.



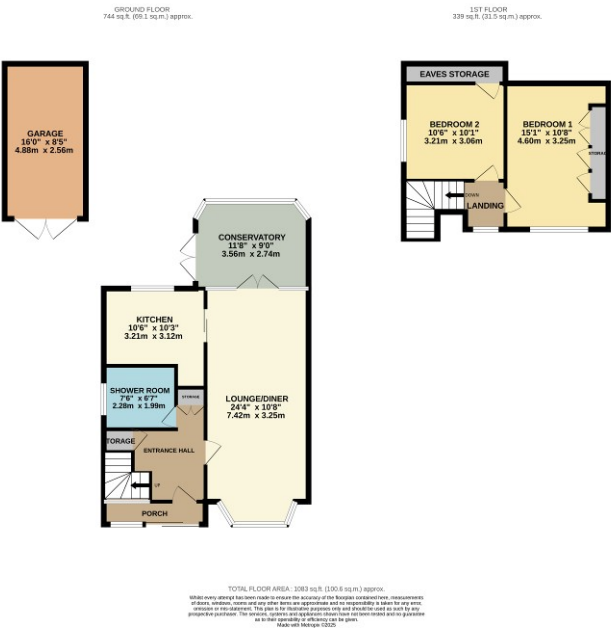
EXTERIOR.

A beautifully maintained REAR GARDEN measuring approximately 50ft (15.24m) commencing with patio area leading to garden. Laid to lawn with a mature selection of flower and shrub borders. A large feature of this property is the private gate to rear of garden providing direct access onto its own fully paved patio area looking directly out onto Rochford Reservoir. Double opening gates providing access to front.





The **FRONT** has own driveway providing off street parking.



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.