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**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Queensland Avenue, Rochford, SS4 1JH



**Guide Price:**  
**£475,000 - £500,000**

Situated in the heart of Rochford, within very close walking distance to Southend Airport railway station with access through to London, Liverpool Street as well as Southend Airport itself, local schools and shops, is this fantastic three bedroom detached bungalow which spacious living accommodation throughout and occupies a plot measuring approximately 48ft wide with rear garden measuring approximately 66ft deep, with substantial in and out driveway providing off street parking for several vehicles and detached garage. NO ONWARD CHAIN.

Council Tax Band: E. EPC Rating: TBC. Our Ref: 20176.

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 via double glazed French doors providing access to porch.

### ENTRANCE PORCH

Glazed door providing access to entrance hall.

### SPACIOUS ENTRANCE HALL

Radiator. Contemporary tiled effect flooring. Coving to plastered ceiling.



### BEDROOM ONE 12' 10" x 12' 1" (3.91m x 3.68m)

Double glazed window to front aspect. Fitted bedroom furniture. Radiator. Coving to plastered ceiling with inset LED spotlighting.



### DINING ROOM/BEDROOM TWO 12' 2" x 12' 1" (3.71m x 3.68m)

Double glazed patio doors providing access to rear garden. Radiator. Coving to plastered ceiling.



### BEDROOM THREE 12' 1" x 6' 4" (3.68m x 1.93m)

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





### LUXURY FITTED BATHROOM

Obscure double glazed window to rear aspect. A three piece suite freestanding roll top bath with claw feet and chrome mixer tap and telephone handset shower attachment, tiled shower cubicle with electric shower, wash hand basin and close coupled wc. Coving to plastered ceiling with inset LED spotlighting. Extractor fan. Classic black and white tiled flooring. Part tiled walls. Heated towel radiator.



### LOUNGE 14' 3" into bay x 13' 2" (4.34m x 4.01m)

Double glazed bay window to front aspect. Feature fireplace with inset fire. Radiators. Coving to plastered ceiling with inset LED spotlighting. Door to kitchen/breakfast room.



### KITCHEN/BREAKFAST ROOM 14' 3" x 9' 6" (4.34m x 2.9m)

Double glazed window to side and rear aspects. A comprehensive range of modern Shaker style base and eye level units incorporating roll edge work surface with inset one and a half sink drainer unit. Integrated twin eye level electric oven. Gas hob with extractor above. Space for freestanding fridge freezer. Cupboard housing boiler. Tiled splashbacks. Tiled flooring. Plastered ceiling with inset LED spotlighting. Door to conservatory.



### CONSERVATORY 20' 7" x 8' 5" (6.27m x 2.57m)

Double glazed windows to all rear aspects. Double glazed French doors providing access to rear garden. Insulated roof panels. Base level units with granite effect roll top work surface to one wall. Wood effect flooring. Under floor heating.



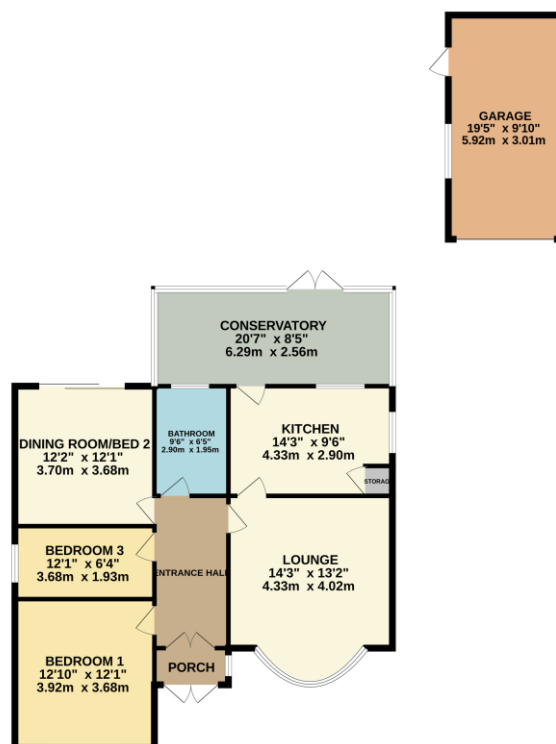
## EXTERIOR.

The **REAR GARDEN** measures approximately 48ft wide by 66ft deep (14.63m x 20.12m) commencing with large sweeping patio area leading to garden. Beautifully laid to lawn with a selection of mature flower and shrub borders. Further patio area providing perfect outdoor seating and entertainment space. Shingled area to rear of garden with **SUMMERHOUSE** to remain. Further sheds to remain. Door to **DETACHED GARAGE**. Gate providing access to front from both sides. With one side having double opening wrought iron gates providing extension to driveway.



The **FRONT** has a large sweeping in and out driveway providing off street parking for five/six vehicles. As previously mentioned the property sits on a plot measuring approximately 48ft wide (14.63m).

GROUND FLOOR  
1252 sq.ft. (116.3 sq.m.) approx.



TOTAL FLOOR AREA: 1252 sq.ft. (116.3 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, 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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