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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

St Andrews Road, Rochford, SS4 1NP



Guide Price:
£650,000 - £675,000

Situated in one of Rochford's most prestigious private roads within very close walking distance to mainline railway station, the historic Market Square and local schools is this spacious four bedroom detached family home. Having three reception rooms, kitchen/breakfast room and utility room, spacious entrance hall, modern fitted bathroom, en suite to bedroom one and own driveway providing off street parking.

Properties of this nature and in this location are rarely available and viewing is advised.

Council Tax Band: F. EPC Rating: D. Our Ref: 20093.

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Accommodation comprises:

Entrance via hardwood glazed entrance door to entrance porch.

ENTRANCE PORCH

Tiled flooring. Door to ground floor WC. Glazed door to entrance hall.

GROUND FLOOR WC

Obscure double glazed window to front aspect. A two piece suite comprising wall mounted wash hand basin with chrome taps and close coupled wc. Radiator. Part tiled walls.



SPACIOUS ENTRANCE HALL

Double glazed window to side aspect. Stairs to first floor accommodation. Radiator. Wood effect flooring. Coving to plastered ceiling. Opening through to lounge. Door to kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM 15' 6" x 10' 5" (4.72m x 3.18m)

Double glazed window to front aspect. A range of high gloss base and eye level units incorporating wood effect roll top work surface with a one and a half stainless steel sink drainer unit. Integrated eye level electric oven. Hob with stainless steel extractor chimney above. Integrated appliances. Coving to plastered ceiling with inset spotlighting. Wood effect flooring. Door to utility room.



UTILITY ROOM 8' 6" x 7' 7" (2.59m x 2.31m)

A range of base and eye level units incorporating work surface with stainless steel sink drainer unit. Space and plumbing for washing machine and further appliances. Double opening storage cupboard. Wall mounted boiler. Tiled flooring. Plastered ceiling with inset spotlighting.

LOUNGE 21' 3" x 11' (6.48m x 3.35m)

Feature fireplace with inset fire. Radiators. Wood effect flooring. Coving to plastered ceiling. Opening through to conservatory. Double opening doors providing access to study.



STUDY 11' x 8' 6" (3.35m x 2.59m)

Radiator. Coving to plastered ceiling. Open through to sitting room.

SITTING ROOM 10' 3" x 7' 7" (3.12m x 2.31m)

Double glazed French doors providing access to rear garden. Coving to plastered ceiling with inset spotlighting and double glazed sky light.



CONSERVATORY 19' 6" x 7' 7" (5.94m x 2.31m)

Double glazed windows to rear aspect. Double glazed bi-folding doors providing access to rear garden. Continuation of wood effect flooring from lounge. Plastered ceiling with inset LED spotlighting.



FIRST FLOOR LANDING

Large storage cupboard.

BEDROOM ONE 15' 4" x 11' (4.67m x 3.35m)

Double glazed window to rear aspect. Fitted wardrobes to one wall. Radiator. Coving to plastered ceiling. Door to en suite.



EN SUITE

Obscure double glazed window to rear aspect. A three piece suite comprising tiled walk in shower cubicle with feature brick tiled walls, inset wash hand basin with comprehensive vanity storage below and close coupled wc. Wall mounted vanity storage cupboard. Heated towel radiator. Tiled flooring. Coving to plastered ceiling.



BEDROOM TWO 10' 10" x 8' 10" (3.3m x 2.69m)

Double glazed window to front aspect. Built in over stairs storage cupboard. Radiator. Coving to plastered ceiling.



BEDROOM THREE 11' x 8' 6" (3.35m x 2.59m)

Double glazed window to rear aspect. Built in wardrobe. Radiator. Coving to textured ceiling.



BEDROOM FOUR 8' 6" x 7' 7" (2.59m x 2.31m)

Double glazed window to front aspect. Built in wardrobe. Radiator.

FAMILY BATHROOM

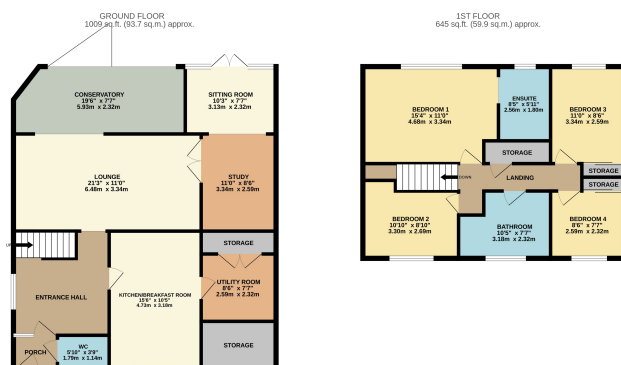
Obscure double glazed window to front aspect. A three piece suite comprising panelled Jacuzzi bath with centralised chrome mixer taps, shower over and glass shower screen, circular table top wash hand basin with chrome mixer tap and vanity storage below and close coupled wc. Radiator. Tiled walls. Tiled flooring. Coving to plastered ceiling with inset spotlighting.



EXTERIOR.

The **REAR GARDEN** measures approximately 60ft (18.29m) commencing with patio area leading to garden. Laid to lawn with mature flower and shrub borders. Sheds to remain. Gate providing access to front.

The **FRONT** has own block paved driveway providing off street parking for several vehicles.



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.