

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Henry Crescent, Rochford, SS4 1GU



Guide Price £500,000 - £550,000

Situated on the sought after Hall Road development, is this stunning three storey family home offering modern luxury living accommodation, modern L-shaped kitchen/breakfast room, balcony to the first floor lounge offering views to the front aspect, en suite to both master and second bedrooms, off-street parking to the rear with garage. Walking distance to mainline railway station, local schools and shops.

Council Tax Band: F. EPC Rating: B.

Ref 20223

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Entrance via double glazed entrance door to

ENTRANCE HALL

Stairs to first floor accommodation. Feature part panelled walls. Tiled floor. Plastered ceiling. Radiator.



GROUND FLOOR CLOAKROOM/WC

Wall mounted wash hand basin with tiled splash back. WC with concealed cistern. Tiled floor. Radiator.



SITTING ROOM 12' 4" x 11' 2" (3.76m x 3.4m)

Two double glazed windows to the front aspect. Plastered ceiling. Contemporary vertical radiator.



KITCHEN/BREAKFAST ROOM 17' 8" x 9' 5" (5.38m x 2.87m)

Double glazed window to the rear aspect. Comprehensive range of modern base and eye level units. Roll edge work surfaces. Inset one and half stainless steel sink drainer unit. Integrated twin eye level electric oven. Separate gas hob with stainless steel extractor chimney over. Feature brick tiled splash backs. Integrated fridge/freezer. Integrated dish washer. Space for washing machine. Tiled floor. Plastered ceiling. Inset spot lights. Radiator. Open through to



BREAKFAST ROOM 13' 6" x 8' 6" (4.11m x 2.59m)

Double glazed window to the rear aspect. Double glazed window to the side aspect. Double glazed French doors providing access to the rear garden. Tiled floor. Plastered ceiling. Access to Loft.



FIRST FLOOR ACCOMMODATION

LANDING

Stairs to second floor accommodation. Feature part panelled walls. Plastered ceiling.



LOUNGE 18' 5" x 10' 10" (5.61m x 3.3m)

Two double glazed windows to the front aspect. Double glazed French doors on to Balcony. Plastered ceiling. Radiators.



BALCONY 18' 5" x 3' 10" (5.61m x 1.17m)

Wrought iron balustrade. Views across the development.



BEDROOM THREE 9' 8" x 9' 5" (2.95m x 2.87m)

Double glazed window to the rear aspect. Plastered ceiling. Radiator.

BEDROOM FOUR 9' 5" x 8' 9" (2.87m x 2.67m)

Double glazed window to the rear aspect. Plastered ceiling. Radiator.



FAMILY BATHROOM

WC with concealed cistern. Inset wash hand basin with vanity storage below. Wood panelled bath. Contemporary tiled floor. Part tiled walls. Plastered ceiling. Heated towel radiator.



SECOND FLOOR ACCOMMODATION

LANDING

Large walk-in storage cupboard. Feature part panelled walls. Plastered ceiling.



BEDROOM ONE 18' 5" x 10' 10" (5.61m x 3.3m)

Three double glazed windows to the front aspect. Plastered ceiling. Radiators.



Dressing Area

Mirror fronted sliding door wardrobes.



EN SUITE

WC with concealed cistern. Wash hand basin. Fully tiled double walk-in shower enclosure with thermostatic shower. Tiled floor. Part tiled walls. Plastered ceiling. Heated towel radiator.



BEDROOM TWO 18' 5" x 9' 5" (5.61m x 2.87m)

Two double glazed windows to the rear aspect. Plastered ceiling. Radiators.



EN SUITE

WC with concealed cistern. Wash hand basin. Fully tiled double walk-in shower enclosure with thermostatic shower. Tiled floor. Part tiled walls. Plastered ceiling. Heated towel radiator.



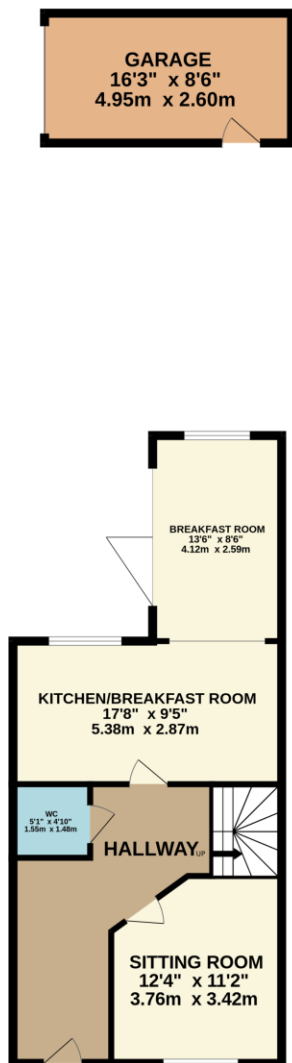
EXTERIOR

The recently landscaped **REAR GARDEN** commences with patio leading to laid lawn. Flowers and shrub borders. Paved pathway to the rear. Further paved patio to the rear providing additional outdoor seating area. Gate to the rear providing access to **DETACHED PITCHED ROOF GARAGE**.

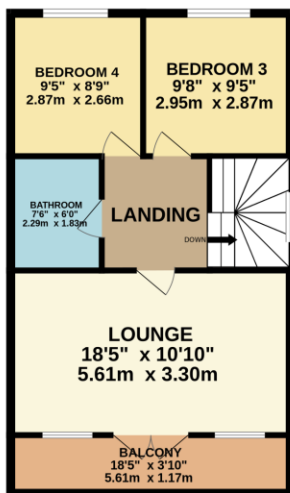


The **FRONT** has hedge to the front providing privacy screening and path to the entrance door.

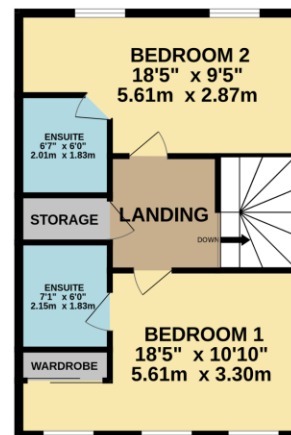
GROUND FLOOR
744 sq.ft. (69.1 sq.m.) approx.



1ST FLOOR
582 sq.ft. (54.0 sq.m.) approx.



2ND FLOOR
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 1837 sq.ft. (170.6 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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