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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Charles Crescent, Rochford, SS4 1FN



Guide Price:
£450,000 - £475,000

Situated in a popular area of Rochford off Hall Road is this three double bedroom detached family home with large modern kitchen/diner, large lounge, en suite to bedroom one, larger than average rear garden for the development with recently laid porcelain tiled patio and a one and a half size detached garage at rear of property. Close to local shops, amenities and main line railway station. Viewing highly recommended.

Council Tax Band: E. EPC Rating: B. Our Ref: 19972.

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Accommodation comprises:

Entrance via uPVC double glazed door to entrance hall.

ENTRANCE HALL

Radiator. Amtico flooring. Doors to lounge, kitchen/diner and wc. Stairs to first floor accommodation. Plastered ceiling.



GROUND FLOOR WC

Obscure uPVC double glazed window to front aspect. A two piece suite comprising wall hung sink unit and close coupled wc. Part tiled walls. Towel rail radiator. Continuation of Amtico flooring. Plastered ceiling with down lights.



LOUNGE 14' x 12' 9" (4.27m x 3.89m)

uPVC double glazed window to front aspect. Radiator. Continuation of Amtico flooring. Plastered ceiling.



KITCHEN/DINER 24' 11" x 9' 10" (7.59m x 3m)

uPVC double glazed window to rear aspect. uPVC French doors providing access to rear garden. A range of modern base and eye level units incorporating work surface with composite granite sink drainer unit. Integrated Zanussi eye level oven. Integrated Zanussi induction hob. Glass splash back tiling. Integrated fridge freezer, washing machine and dishwasher. Storage cupboard. Continuation of Amtico flooring. Plastered ceiling with downlights. Boiler - installed in 2018.





FIRST FLOOR LANDING

Storage cupboard.

BEDROOM ONE 12' 9" x 11' 9" (3.89m x 3.58m)

uPVC double glazed window to front aspect. Radiator. Plastered ceiling. Amtico flooring. Door to en suite.



EN SUITE

Obscure uPVC double glazed window to front aspect. A three piece suite comprising shower unit, wall hung wash hand basin and close coupled wc. Towel rail radiator. Tiled walls. Tiled flooring. Plastered ceiling with downlights.



BEDROOM TWO 11' 10" x 11' 9" (3.61m x 3.58m)

uPVC double glazed window to rear aspect. Radiator. Plastered ceiling. Amtico flooring.



BEDROOM THREE 11' 1" x 8' 2" (3.38m x 2.49m)

uPVC double glazed window to rear aspect. Radiator. Plastered ceiling. Amtico flooring.



Obscure double glazed window to front aspect. A three piece suite comprising panelled bath, wall hung wash hand basin and close coupled wc. Towel rail radiator. Tiled walls. Tiled flooring. Plastered ceiling with downlights.



The **REAR GARDEN measuring 30ft x 30ft (9.14m x 9.14m)** (which is a larger than average size for the development) commencing with recently laid porcelain tiled patio leading to garden. Laid to lawn. Pathway to rear and garage. Patio area to rear. Fencing to all boundaries. Side access to front. Door to **GARAGE** which is one and a half length. Up and over door to front. Storage in roof void. Driveway in front of garage for off street parking.



The vendors advise that the property has solar panels (which pays for most of the electrical use of the property but does not provide any additional income).

