

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Alice Gardens, Rochford, SS4 1YD



Guide Price:
£450,000 - £475,000

Situated in a quiet residential road in the popular Eastbury Park is this immaculate three bedroom detached family home. Having a modern kitchen, large lounge, en suite to bedroom one, south facing rear garden, double length garage and off street parking. Close to local shops and amenities including main line railway station to London, Liverpool Street.

Viewing advised. Council Tax Band: E.
EPC Rating: A. Our Ref: 20186.

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Accommodation comprises:

Entrance via wider than average composite door to entrance hall.

ENTRANCE HALL

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



GROUND FLOOR WC

Obscure uPVC double glazed window to front aspect. A two piece suite comprising wash hand basin and close coupled wc. Radiator. Wood effect laminate flooring. Plastered ceiling.



LOUNGE 14' 4" x 13' 5" (4.37m x 4.09m)

uPVC double glazed bay window with wooden shutters to front aspect. Radiator. Plastered ceiling.



KITCHEN/DINER 23' 4" x 9' 10" (7.11m x 3m)

uPVC double glazed window to rear aspect. uPVC double glazed French doors providing access to rear garden. A comprehensive range of modern base and eye level units incorporating roll edge work surface with stainless steel sink with mixer tap and drainer unit. Integrated cooker. Gas hob with extractor fan above. Integrated fridge freezer. Integrated dishwasher. Integrated washing machine (may not remain). Built in cupboard. Plastered ceiling with downlights. Continuation of tiled flooring.





FIRST FLOOR LANDING

uPVC double glazed window to side aspect. Access to loft. Airing cupboard.



BEDROOM ONE 11' 9" x 10' 2" (3.58m x 3.1m)

uPVC double glazed window with wooden shutters to front aspect. Built in wardrobe with sliding doors. Radiator. Plastered ceiling. Door to en suite.



EN SUITE

Obscure uPVC double glazed window to front aspect. A three piece suite comprising shower cubicle, wash hand basin and close coupled wc. Radiator. Part tiled walls. Wood effect laminate flooring. Plastered ceiling.



BEDROOM TWO 11' 5" x 10' 2" (3.48m x 3.1m)

uPVC double glazed window to rear aspect. Built in wardrobe. Radiator. Plastered ceiling.



BEDROOM THREE 9' 1" x 7' 8" (2.77m x 2.34m)
 uPVC double glazed window to rear aspect. Built in wardrobe with sliding doors. Radiator. Plastered ceiling.



BATHROOM
 Obscure uPVC double glazed window to front aspect. A three piece suite comprising panelled bath with shower over and glass screen, inset wash hand basin with vanity storage below and close coupled wc. Towel rail radiator. Part tiled walls. Tiled flooring. Plastered ceiling.



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.

EXTERIOR
 A **SOUTH FACING REAR GARDEN** measuring approximately 35ft (10.67m) commencing with patio area. Laid to lawn. Patio area to rear of garage. Door to **GARAGE** with up and over door. Storage in the apex roof.



The **FRONT** has block paved driveway providing off street parking for one vehicle leading to garage. Shrub area. Laid to lawn. Pathway to front door.

Agents Note:
 Service Charge of £324.58 per annum to maintain the road.
 The property has the benefit of solar panels.

