

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Hainault Avenue, Rochford, SS4 1UH



Guide Price:
£400,000 - £425,000

OFFERED WITH NO ONWARD CHAIN is this detached bungalow with large lounge, three good size bedrooms, west facing rear garden, separate motor bike garage and attached garage. Close to local shops, amenities and mainline railway station to London, Liverpool Street.

Council Tax Band: D. EPC Rating: TBC. Our Ref: 20034.

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Accommodation comprises:

Entrance via composite entrance door to entrance hall.

L-SHAPED ENTRANCE HALL

Storage cupboard. Radiator. Access to loft.



BEDROOM THREE 9' 8" x 8' 6" (2.95m x 2.59m)

Double glazed lead light window to front aspect. Built in wardrobes to one wall. Radiator.



BEDROOM TWO/DINING ROOM 13' 6" x 8' 6" (4.11m x 2.59m)

Double glazed window to rear aspect. Radiator.



KITCHEN 10' 6" x 7' 6" (3.2m x 2.29m)

uPVC double glazed door with side window to rear aspect. A range of base and eye level units incorporating work surface with inset stainless steel sink drainer unit with mixer tap. Freestanding cooker. Tiled walls.



LOUNGE 16' 1" x 10' 6" (4.9m x 3.2m)

uPVC Double glazed patio door providing access to rear garden. Feature fireplace. Electric radiator.



BEDROOM ONE 14' 2" x 10' 6" (4.32m x 3.2m)

Double glazed lead light window to front aspect. Built in wardrobes to one wall. Electric radiator.



BATHROOM 7' 7" x 5' 7" (2.31m x 1.7m)

Obscure double glazed lead light window to rear aspect. A three piece suite comprising panelled bath, pedestal wash hand basin and close coupled wc. Tiled walls. Wood effect laminate flooring.



EXTERIOR.

The **WEST FACING REAR GARDEN** commence with patio area leading garden which wraps around to the side of the property. Laid to lawn. Pond. Shed to remain. Door to garage. Gate providing access to front.

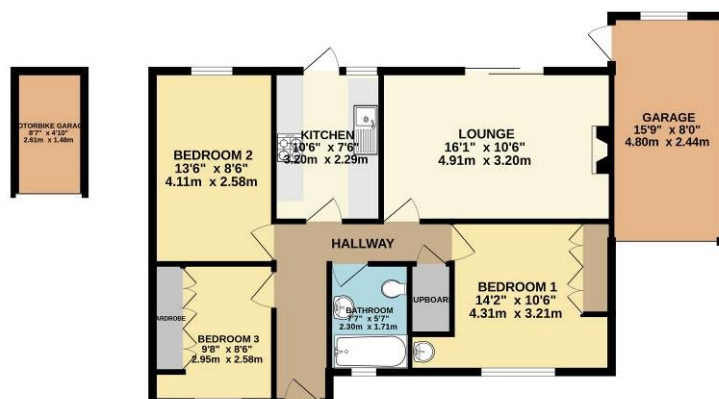




The **FRONT** has block paving to the front of the property with driveway to the side providing off street parking for one vehicle leading to **ATTACHED GARAGE** with up and over door. Garage to house a motorbike is to the left hand side with driveway providing off street for an additional vehicle.



GROUND FLOOR
866 sq.ft. (80.4 sq.m.) approx.



TOTAL FLOOR AREA: 866 sq.ft. (80.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.

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.