

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Spencer Gardens, Rochford, SS4 1TJ



Guide Price:
£450,000 - £475,000

In a quiet residential location is this two/three bedroom detached bungalow with garage and generous driveway providing off street parking. Located close to local shops and schools. OFFERED WITH NO ONWARD CHAIN.
Council Tax Band: D. EPC: TBC. Our Ref: 20412.

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Accommodation comprises:

Entrance via uPVC double glazed door under **STORM PORCH** to entrance hall.

ENTRANCE HALL

Access to loft via loft ladder which is boarded and has lighting. Airing cupboard. Laminate wood flooring. Radiator.



BATHROOM 8' 3" x 5' 11" (2.51m x 1.8m)

Two obscure uPVC double glazed windows to side aspect. A three piece suite comprising bath, inset sink with vanity storage and back to wall wc. Heated towel radiator.



BEDROOM TWO 9' 10" x 9' 6" (3m x 2.9m)

Double glazed window to front aspect. Fitted wardrobes to one wall. Radiator. Coving to ceiling.



DINING ROOM 11' 10" x 6' 10" (3.61m x 2.08m)

Double glazed window to side aspect. Ceiling with downlights. Radiator. Open plan to lounge.

Agents Note:

The wall between this room and the lounge has previously been removed. If desired partition wall could be re-erected and a door added to the lounge to make this room bedroom three.



LOUNGE 15' 9" x 11' 10" (4.8m x 3.61m)

Double glazed window to rear aspect. Double glazed door providing access to rear garden. Feature stone fireplace with inset fire. Radiator. Coving to ceiling.



BEDROOM ONE 11' 10" x 11' 10" (3.61m x 3.61m)

Double glazed window to rear aspect. Built in bedroom furniture including wardrobe and drawer storage. Radiator. Coving to ceiling.



KITCHEN 10' 10" x 8' 6" (3.3m x 2.59m)

Double glazed window to side aspect. Double glazed door to side aspect. A range of base and eye level units incorporating work surface with inset sink. Integrated double oven. Integrated induction hob. Integrated fridge freezer. Integrated dishwasher. Plumbing and space for washing machine.



EXTERIOR.

The **SOUTH EAST FACING REAR GARDEN** commences with crazy paved patio area to rear and side. Laid to lawn. Shrubs to borders. Gate providing access to front.



The **FRONT** has a driveway providing off street parking leading to **DETACHED GARAGE** with up and over doors. Shrub area.



Agents Note:
The property has a large loft which could be converted, subject to the usual planning consents.

GROUND FLOOR
936 sq.ft. (87.0 sq.m.) approx.



TOTAL FLOOR AREA : 936 sq.ft. (87.0 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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