

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Stambridge Road, Stambridge, Rochford, SS4 1DY



**Guide Price:
£300,000**

Situated in this semi rural position within Stambridge is this extended two bedroom semi detached house with a ground floor extension, providing open plan kitchen/breakfast room, two en suites and rear garden measuring approximately 60ft.

Viewing advised. Council Tax Band: B.

EPC Rating: C. Our Ref: 20521.

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Entrance via uPVC glazed entrance door to entrance porch.

ENTRANCE PORCH

Hardwood glazed door to lounge.

LOUNGE 13' 8" max x 13' 2" (4.17m x 4.01m)

Double glazed bay window to front aspect. Contemporary vertical radiator. Wood effect flooring. Coving to plastered ceiling with inset LED spotlighting. Open plan to dining room.



DINING ROOM 13' 2" x 11' 2" (4.01m x 3.4m)

Double glazed window to side aspect. Stairs to first floor accommodation with under stairs storage cupboard. Contemporary vertical radiator. Coving to plastered ceiling with inset LED spotlighting. Door to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM 13' 2" x 13' (4.01m x 3.96m)

Double glazed window to side aspect. Double glazed French doors providing access to rear garden. Velux window.

KITCHEN AREA

A comprehensive range of Shaker style base and eye level units incorporating granite effect roll top work surface with a one and a half inset sink drainer unit. Space for freestanding Range cooker with extractor above. Custom housing of American style fridge freezer. Integrated eye level microwave. Space for wine cooler. Integrated appliances. Tiled splash backs. Under unit lighting. Wood effect flooring. Plastered ceiling with inset LED spotlighting. Contemporary vertical radiator. Door to ground floor wc.



GROUND FLOOR WC

Obscure double glazed window to rear aspect. A two piece suite comprising inset wash hand basin with vanity storage below and back to wall wc and custom storage above. Chrome heated towel radiator. Part tiled walls. Wood effect flooring. Plastered ceiling.



FIRST FLOOR LANDING

BEDROOM ONE 11' 2" x 10' 2" (3.4m x 3.1m)

Double glazed window to rear aspect. Fitted wardrobes. Radiator. Coving to plastered ceiling. Door to en suite.



EN SUITE BATHROOM

Obscure double glazed window to rear aspect. A three piece suite comprising panelled bath with shower over with full height glass shower screen, inset wash hand basin with chrome mixer tap and back to wall wc with vanity storage surround with marble effect work surface. Chrome heated towel radiator. Part tiled walls. Wood effect flooring. Plastered ceiling.



BEDROOM TWO 13' 2" max x 11' (4.01m x 3.35m)

Double glazed window to front aspect. Fitted bedroom furniture. Radiator. Coving to plastered ceiling. Door to en suite.



EN SUITE SHOWER ROOM

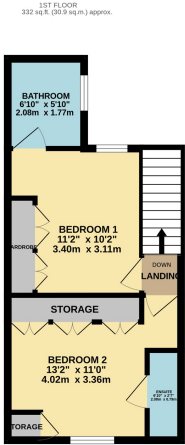
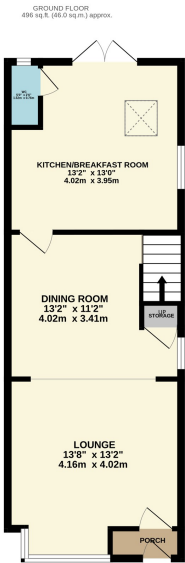
A three piece suite comprising tiled shower cubicle with thermostatic shower, wall mounted wash hand basin with chrome mixer taps and vanity storage below and back to wall wc. Tiled walls. Tiled flooring.

EXTERIOR.

The REAR GARDEN measures approximately 60ft (18.29m) commencing with DECKING AREA leading to garden. Laid to lawn. Further raised DECKING AREA to rear. LARGE TIMBER SHED to remain. Gate providing access to front.



The FRONT has on street parking.



TOTAL FLOOR AREA : 828 sq.ft. (76.9 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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