

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

19a Stanley Road, Rochford, SS4 3JA



Guide Price:
£600,000 - £650,000

Situated in a popular location within Rochford is this immaculate modern two bedroom detached bungalow with own driveway and landscaped 80ft south facing rear garden with extremely large summerhouse. With a spacious lounge/diner, master bedroom with dressing room. Close to local amenities including shops.

Council Tax Band: D. EPC Rating: D.

Viewing highly recommended. Our Ref: 19654.

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Accommodation comprises:

Entrance under **STORM PORCH** via a composite entrance door to entrance hall.

ENTRANCE HALL

Storage cupboard. Radiator. Starts with wood flooring and continues into Italian tiled flooring. Coving to plastered ceiling with downlights. Access to loft.



MASTER BEDROOM 13' 3" x 11' 1" (4.04m x 3.38m)
uPVC double glazed window with shutters to front aspect. Radiator. Coving to plastered ceiling. Alcoves with mirrors.



LARGE DRESSING ROOM

Two doors to walk in wardrobe. Shelving and hanging space.



BEDROOM TWO 10' 2" x 9' 6" (3.1m x 2.9m)

uPVC double glazed window with shutters to front aspect. Built in wardrobes. Radiator. Coving to plastered ceiling.



BATHROOM 11' 11" x 5' 9" (3.63m x 1.75m)

Small uPVC double glazed window to side aspect. A four piece suite comprising tiled bath, shower unit with power shower, double vanity sinks with matching wall unit with mirror and close coupled wc. Towel rail. Extractor fan. Tiled walls and complimentary tiled flooring.



LAUNDRY ROOM/WC 8' 1" x 5' 4" (2.46m x 1.63m)

uPVC double glazed window to side aspect. Base level units incorporating sink. Plumbing and space for washing machine and tumble dryer. Wall mounted boiler. Radiator. Vinyl flooring.



BREAKFAST ROOM 11' 3" x 9' 4" (3.43m x 2.84m)

uPVC double glazed window to side aspect. Continuation of Italian tiled flooring. Open to the kitchen.



KITCHEN 11' 11" x 8' 6" (3.63m x 2.59m)

uPVC double glazed door to side aspect. A comprehensive range of high gloss base and eye level units incorporating work surface with inset one and a half sink drainer unit with mixer tap. Integrated double oven. Induction hob. Built in microwave. Integrated dishwasher. Integrated fridge freezer. Metal splashbacks. Under unit lighting. Continuation of Italian tiled flooring. Serving hatch to lounge/diner.



LOUNGE/DINER 21' 3" x 15' 5" (6.48m x 4.7m)

Apex roof with large Apex double glazed window. Double glazed French doors providing access to rear garden. Built in TV wall unit. Plastered ceiling with wood beams and downlights. Continuation of Italian tiled flooring.



EXTERIOR.

The **BEAUTIFULLY LANDSCAPED SOUTH FACING REAR GARDEN** measures 80ft (24.38m) commencing with patio area. Stone slab patio into pebble dashed area with plank way leading to another patio area in front of **SUMMERHOUSE** with double glazed French doors. Power and lighting. Wood burner. Mezzanine storage area.



Block paved area housing storage area with double doors. Two sheds and further storage areas behind summerhouse. Various little nooks and crannies. Mature planting. Side access via double gates.



The **FRONT** has a block paved driveway providing off street parking for three/four vehicles and continues to the side of the property to double gates to garden.

Agents Note:

*The property is clad hardy plank rendering.
The boiler is 18 months old with a 10 year guarantee,
providing it is serviced by a Valiant engineer.*

GROUND FLOOR
1570 sq.ft. (145.9 sq.m.) approx.



TOTAL FLOOR AREA: 1570 sq.ft. (145.9 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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