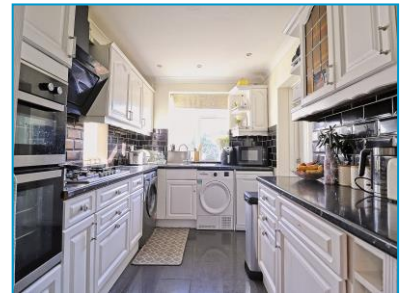




**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Holt Farm Way, Rochford



**Morgan Brookes believe** - This spacious five bedroom detached house offers generous size accommodation throughout and boasts three reception rooms, a ground floor shower room and first floor bathroom. The property offers a charming rear garden and ample off street parking.

**Our Sellers Love** - The convenient location, which provides easy access to local shops, amenities and London Southend Airport.

### Key Features

- Guide Price £475,000 - £500,000
- Extended Detached Home.
- Spacious Accommodation.
- Three Reception Rooms.
- Converted Garage Awaiting Permissions.
- Ground Floor Shower Room & First Floor Bathroom.
- Low Maintenance Rear Garden & Ample Parking.
- Walking Distance To Local Shops & Amenities.

**Guide Price £475,000**



# Holt Farm Way, Rochford

## Entrance

Obscure double glazed panelled door leading to:

## Entrance Hallway

**22' 10" x 5' 7" (6.95m x 1.70m)**

Stairs leading to first floor accommodation, radiator, coving to ceiling with down lights, wood effect flooring, doors leading to:

## Living Room

**18' 11" x 10' 4" (5.76m x 3.15m)**

Double glazed bow window to front aspect, radiator, coving to ceiling, wood effect flooring.

## Dining Room

**12' 5" x 10' 4" (3.78m x 3.15m)**

Double glazed window to rear aspect, hand basin, radiator, coving to ceiling, wood effect flooring, double glazed panelled door leading to:

## Conservatory

**7' 10" x 7' 7" (2.39m x 2.31m)**

Two double glazed windows to side aspects, wood effect flooring, double glazed French door leading to rear garden.

## Kitchen

**12' 6" x 8' 1" (3.81m x 2.46m)**

Double glazed window to rear aspect, fitted with a range of base and wall mounted units, double oven, space and plumbing for appliances, roll top work surface incorporating a gas hob and extractor over, stainless steel sink and drainer, splash back tiles, coving to ceiling with down lights, tiled floor, wood panelled door leading to:

## Ground Floor Bedroom / Reception

**13' 7" x 11' 2" (4.14m x 3.40m)**

Double glazed bi-fold doors leading to garden, radiator, wood effect flooring.

## Ground Floor Bedroom / Study

**12' 10" x 7' 4" (3.91m x 2.23m)**

Double glazed window to front aspect, radiator, carpet flooring.

## Ground Floor Shower Room

**7' 10" x 3' 6" (2.39m x 1.07m)**

Shower cubicle with raised shower system, vanity hand basin, low level W/C, stainless steel towel rail, complimentary tiles.

## First Floor Landing

Double glazed window to side aspect, doors leading to:

## Bedroom 1

**14' 5" x 10' 5" (4.39m x 3.17m)**

Double glazed window to front aspect, radiator, coving to ceiling, carpet flooring.

## Bedroom 2

**12' 6" x 6' 8" (3.81m x 2.03m)**

Double glazed window to rear aspect, radiator, eaves cupboard, coving to ceiling, carpet flooring.

## Bedroom 3

**9' 5" x 7' 9" (2.87m x 2.36m)**

Double glazed window to rear aspect, radiator, coving to ceiling, carpet flooring

## Bathroom

**8' 6" x 5' 5" (2.59m x 1.65m)**

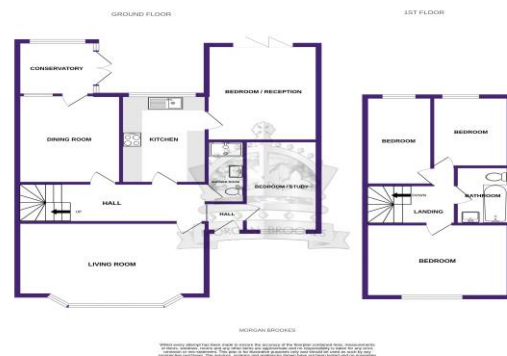
Two double glazed windows to side aspect, panelled bath with shower attachment and shower screen, vanity hand basin, low level W/C, complimentary tiles.

## Rear Garden

Paved seating area from property, artificial grass, shed to remain, trees, shrub and flower borders, gated side access.

## Front of Property

Off road parking for multiple vehicles, remainder is laid to lawn, trees and bushes to borders.



**Local Authority Information**  
**Rochford District Council**  
**Council Tax Band: D**

**01268 755626**

**morganbrookes.co.uk**

**Guide Price £475,000**

### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.