



12 Anne Boleyn Drive, Rochford, Essex, SS4 1JA

Four Bedroom Detached Home / Price: Offers Over £490,000 / Tel: 01702 207720

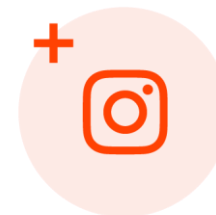
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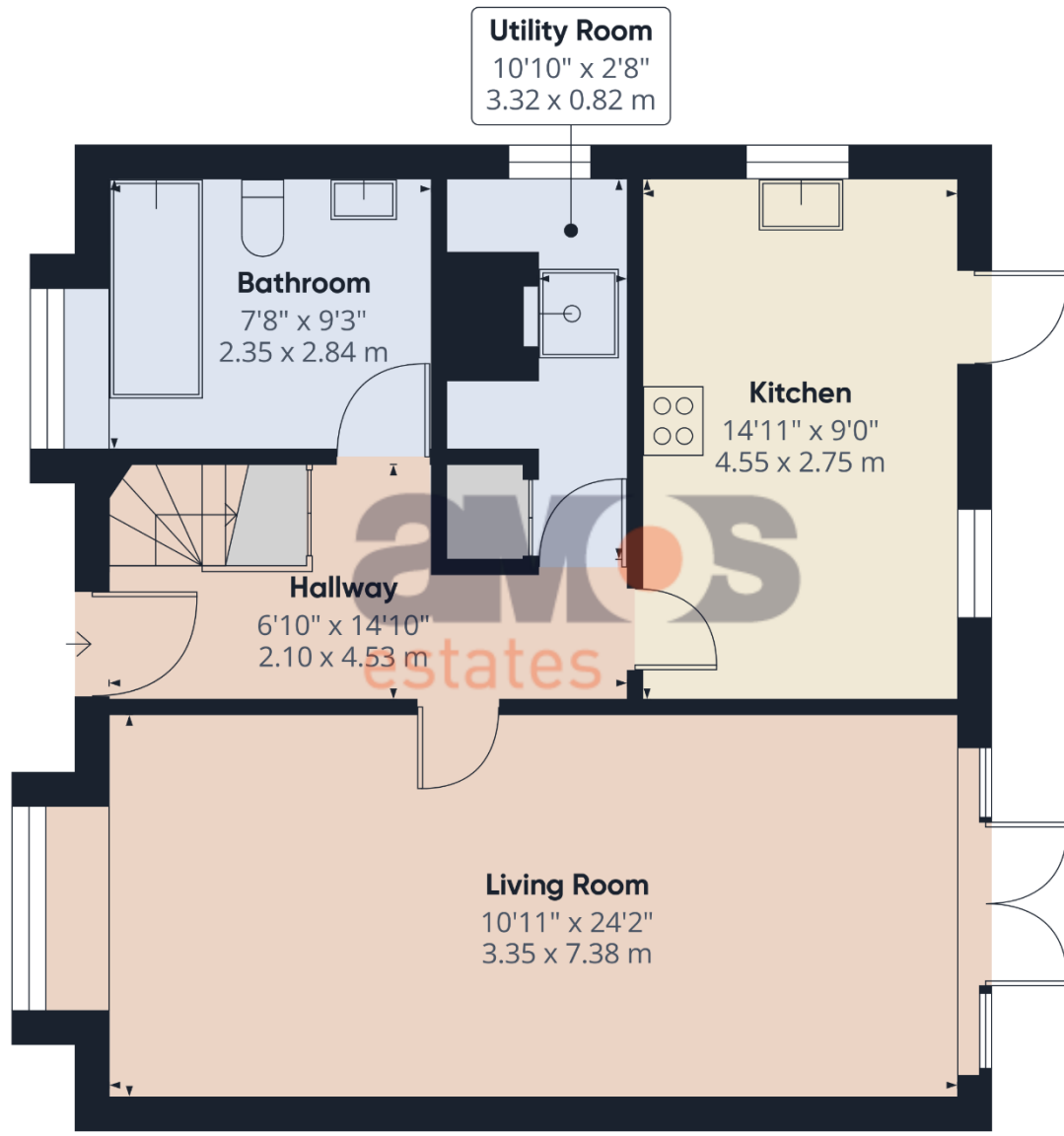


Welcome to this spacious **four-bedroom** detached home, offering well-balanced family accommodation. The ground floor features a generous living/dining room with direct access to the rear garden, a fitted kitchen with ample storage and additional garden access, a convenient utility room, and a four-piece family bathroom. Upstairs, there are four well-proportioned bedrooms and a separate W/C. The well-maintained rear garden features sun decking, a lawned area and shingle areas great for seating spaces, perfect for outdoor dining and relaxation. A versatile outbuilding provides additional space, currently arranged with one section used as a home office and relaxation area, while the remaining section offers storage and potential for further use. The front of the property benefits from an in-and-out driveway and side access on both sides leading to the rear garden.

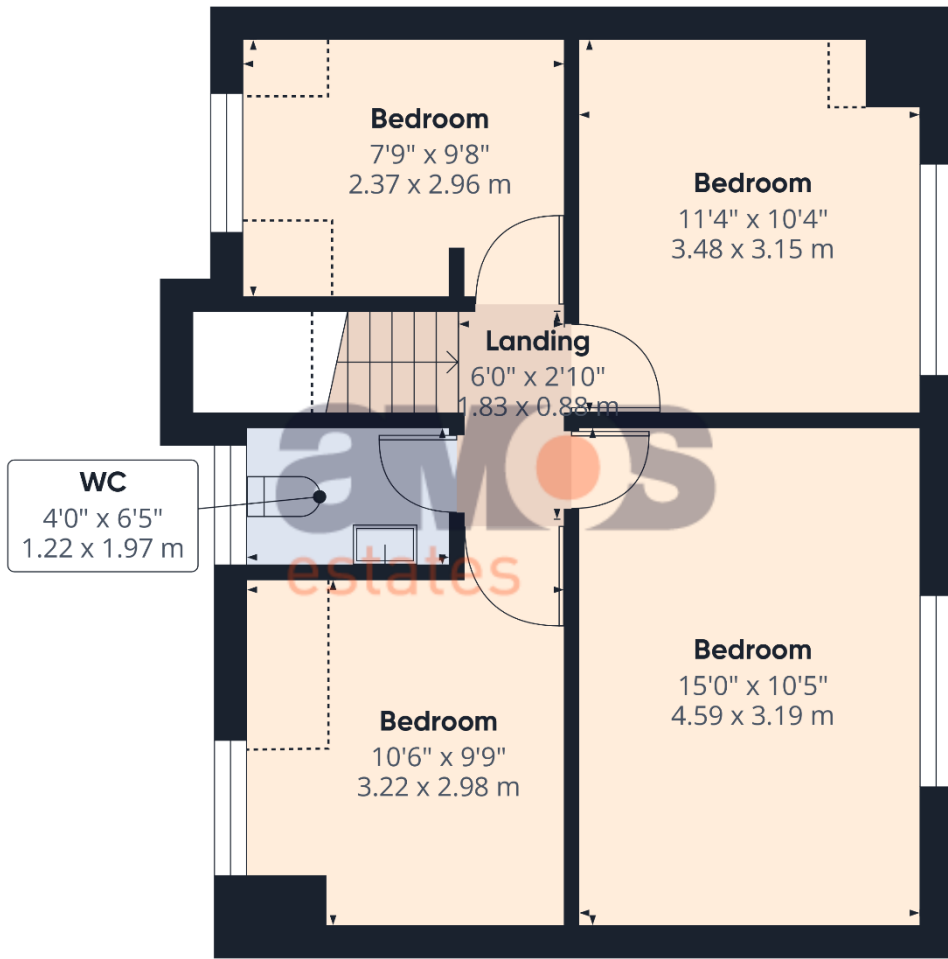
Location wise the property is close to a local parade of shops, Southend Airport, train station into London Liverpool Street and Rochford market square. Early viewing is recommended to avoid disappointment. **360' virtual tour available!**

Find us on

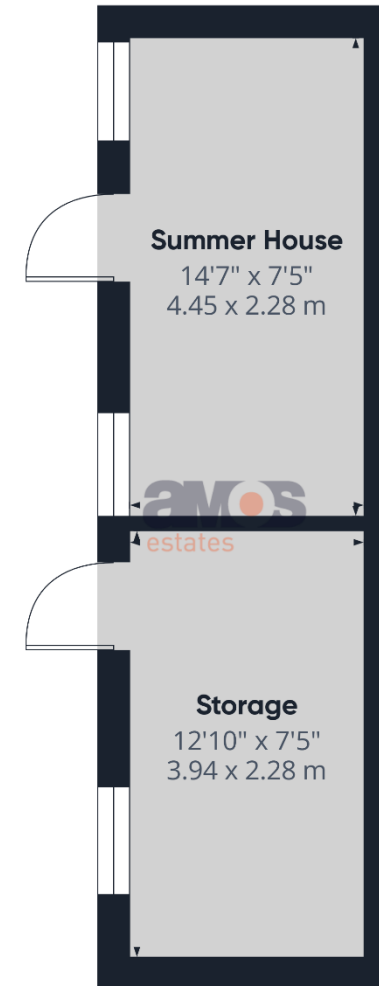




Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2

**A space to
call home.**



Highlights

- / Spacious four-bedroom detached family home
- / Generous living/dining room with French doors to rear garden
- / Fitted kitchen with integrated appliances and garden access
- / Separate utility room for added convenience
- / Ground floor four-piece family bathroom
- / Four well-proportioned bedrooms and first floor W/C
- / Versatile summer house/outbuilding with power, lighting and heating
- / Irrigation system in rear garden
- / In and out driveway providing ample off-street parking
- / Close to local shops, Southend Airport and Rochford station with links to London Liverpool Street
- / EPC Rating: D
- / Council Tax Band: E
- / Approx 1114 Sq Ft in Size
- / 360' Virtual Tour



Composite entrance door leading to:

Entrance Hall /

14'10 x 6'10

Plastered and coved ceiling, wood effect floor covering, understairs storage/coat cupboard, doors leading off:

Living Room/Diner /

24'2 x 10'11

Double glazed bay window to front aspect and double glazed windows to rear aspect, double glazed French doors to rear garden, plastered and coved ceiling, fitted carpet, feature fireplace, radiator, power points.

Kitchen /

14'11 x 9'0

Fitted at both eye and base level in a range of white units with wood roll working surface over, integrated appliances such as fridge, dishwasher and stainless steel sink with mixer tap and drainer, space for cooker with extractor fan above, double glazed windows to rear and side aspect, double glazed door to rear garden, plastered ceiling with integrated spotlights, wood effect floor covering, space for dining table, power points.

Utility Room /

10'10 x 2'8

Double glazed window to side aspect, built in cupboards with fitted drying racks, space for washing machine, tumble dryer and freezer, integrated spotlights, tiled flooring and tiled walls, radiator.

Ground Floor Bathroom /

9'3 x 7'8

Four piece suite comprising of integrated bath with mixer tap, shower cubicle with fitted shower unit, vanity unit with sink top and mixer tap, low level w/c, double glazed bay window to front aspect with integrated electric blinds, plastered ceiling with integrated spotlights, tiled flooring and tiled walls, chrome heated towel rail, extractor fan.





Landing /

6'0 x 2'10

Plastered and covered ceiling, loft access, fitted carpet, doors leading off:

Bedroom One /

15'0 x 10'5

Double glazed window to rear aspect, plastered and covered ceiling, wood effect floor covering, built in wardrobes and drawers, radiator, power points.

Bedroom Two /

11'4 x 10'4

Double glazed window to rear aspect, plastered and covered ceiling, wood effect floor covering, built in wardrobes, radiator, power points.

Bedroom Three /

10'6 x 9'9

Double glazed windows to front aspect, smooth plastered ceiling, wood effect floor covering, built in wardrobes, radiator, power points.

Bedroom Four /

9'8 x 7'9

Double glazed window to front aspect, plastered and covered ceiling, wood effect floor covering, built in desk and wardrobe, radiator, power points.

W/C /

6'5 x 4'0

Two piece suite comprising of pedestal hand wash basin with mixer tap, low level w/c, double glazed window to front aspect, wood effect floor covering, tiled walls, plastered ceiling.





Rear Garden /

Sun decking to immediate rear of property leading to laid to lawn area, shingle area to side and rear of property perfect for seating area, secure fence boundaries, mature planting, irrigation system, two side gates with access to the front of property, access to summerhouse and shed, not overlooked.

Summer House/Storage Shed /

Detached outbuilding divided into two sections comprising a summer house and a separate storage shed.

Summer House /

14'7 x 7'5

Double glazed windows to front aspect and double-glazed door to access, wood effect floor covering, power and light fitted, heating.

Storage /

12'10 x 7'5

Double glazed window to front aspect, power and light fitted.

Front Garden /

Paved in and out driveway providing parking, mature planting, access to side of property.

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Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

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