

Charles Crescent, Rochford, SS4 1FT



Guide Price:
£400,000 - £425,000

Situated on the popular Elizabeth Gardens Development along Hall Road is this immaculate three double bedroom family home with open plan living accommodation to the ground floor with master bedroom and en suite to the first floor, recently landscaped rear garden and allocated parking to the rear.

An internal viewing is highly recommended. Our Ref: 17887.



Tel: 01702 200666 **www.williamsanddonovan.com**

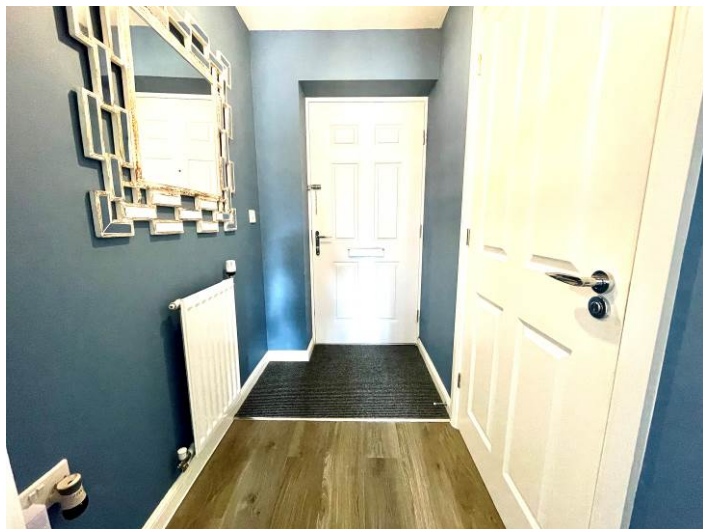
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Company No. 4510230 VAT Registration No. 725 9879 75

Entrance via uPVC glazed entrance door to entrance hall.

ENTRANCE HALL

Amtico wood flooring. Radiator.



GROUND FLOOR CLOAKROOM

Obscure double glazed window to front aspect. A two piece suite comprising wall mounted wash hand basin with tiled splash back and low level wc with concealed cistern. Radiator. Amtico wood flooring. Plastered ceiling.



OPEN PLAN LOUNGE/DINER 20' 5" x 16' 10" (6.22m x 5.13m)

Double glazed window to rear aspect. Double glazed French doors providing access to rear garden. Stairs to first floor accommodation. Full height walk in storage cupboard with shelving. Amtico wood flooring. Radiator. Plastered ceiling.



KITCHEN 8' 9" x 7' 3" (2.67m x 2.21m)

Double glazed window to front aspect. A comprehensive range of modern base and eye level units incorporating work surface with inset sink drainer unit. Integrated electric oven. Four ring gas hob with extractor hood above. Integrated dishwasher. Space and plumbing for appliances. Radiator.

FIRST FLOOR LANDING

Airing cupboard.



MASTER BEDROOM 16' 11" x 12' 9" (5.16m x 3.89m)

Double glazed window to front aspect. Radiator. Plastered ceiling. Door to en suite.



SPACIOUS EN SUITE SHOWER ROOM

Obscure double glazed window to front aspect. A three piece suite comprising tiled double shower cubicle with thermostatic shower, inset wash hand basin with feature storage below and low level wc. Radiator. Plastered ceiling with inset spotlighting. Tiled flooring. Part tiled walls.



BEDROOM TWO 12' 1" x 10' 7" (3.68m x 3.23m)

Double glazed window to rear aspect. Radiator. Plastered ceiling.



BEDROOM THREE 13' 10" x 8' 7" (4.22m x 2.62m)

Double glazed window to rear aspect. Radiator. Plastered ceiling.

FAMILY BATHROOM

Obscure double glazed window to rear aspect. A three piece suite comprising panelled bath with chrome mixer taps, glass shower screen and thermostatic shower over, inset wash hand basin with feature storage below and low level wc with concealed cistern. Radiator. Plastered ceiling with inset spotlighting. Part tiled walls. Tiled flooring.



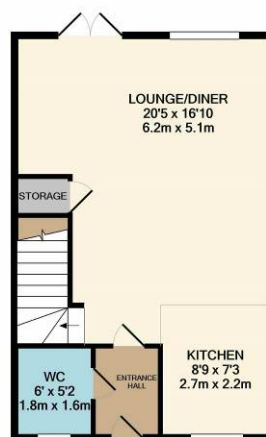
EXTERIOR.

A RECENTLY LANDSCAPED REAR GARDEN

commencing with patio area leading to garden. Laid to lawn. A selection of flower and shrubs. Gate providing access to rear of property where there is allocated off street parking.



The **FRONT** has shingled frontage with pathway to front door.



GROUND FLOOR
APPROX. FLOOR
AREA 446 SQ.FT.
(41.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 634 SQ.FT.
(58.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1079 SQ.FT. (100.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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