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**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Boarded Row, East End Paglesham, Rochford, SS4 2EN



**Guide Price:**  
**£275,000 - £290,000**

Situated in the rural East End village of Paglesham is this rarely available quaint character one bedroom cottage with far reaching views from all aspects and stunning walks across open countryside. A stone's throw from the popular Plough & Sail Public House and only a short drive to Rochford town centre and mainline railway station. Viewing recommended. Our Ref: 18570.

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Entrance via entrance door to entrance porch.

#### ENTRANCE PORCH

Window to side aspect. Plastered ceiling. Base level units with space and plumbing for appliances.

#### KITCHEN 10' 5" x 5' (3.18m x 1.52m)

Window with custom built shutters to front aspect. A range of base and eye level units incorporating laminate work surface with an inset sink drainer unit. Space for freestanding cooker. Space fridge freezer. Stairs to first floor accommodation with under stairs storage cupboard. Doors to lounge.



#### LOUNGE 13' 2" x 10' (4.01m x 3.05m)

Window with custom built shutters to rear aspect. Feature fireplace with oak mantle, tiled hearth and inset log burner. Plastered ceiling. Wood flooring. Solid oak door providing access to sitting room.



#### SITTING ROOM 11' 3" x 7' 6" (3.43m x 2.29m)

Windows with custom built shutters to rear aspect. Double glazed French doors providing access to rear garden. Tiled flooring.





### FIRST FLOOR LANDING

Plastered ceiling. Storage cupboard over stairs.

### BEDROOM 13' 1" x 8' 9" (3.99m x 2.67m)

Window with custom built shutters to rear aspect. Plastered ceiling. Radiator. Exposed floor boards.



### BATHROOM

Window to front aspect. A three piece suite comprising freestanding roll top bath with rainfall shower above, wash hand basin and low level wc. Heated towel rail. Plastered ceiling with inset spotlighting. Access to loft. Exposed floor boards.



### EXTERIOR

The **REAR GARDEN** measures approximately 55ft (16.76m) commencing with patio area. Laid to lawn with mature flower and shrub borders. Further patio to rear. Shed to remain. Exterior tap. Gate providing access to service road to rear.

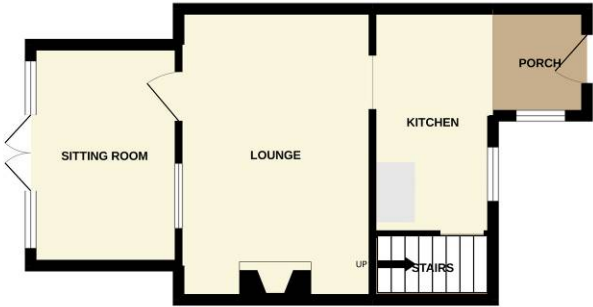




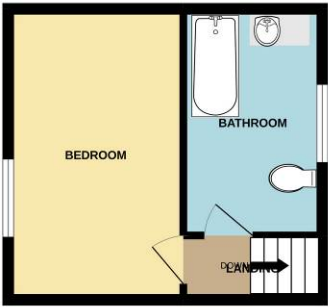
The **FRONT** has a paved driveway providing off street parking for one vehicle.



GROUND FLOOR



1ST FLOOR



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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