

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Barbara Close, Rochford, SS4 1NQ



Guide Price £350,000 - £365,000

This extended, double fronted three bedroom semi-detached bungalow benefits from having spacious lounge/diner, conservatory, kitchen with separate utility room, large family bathroom, low maintenance rear garden and own driveway providing off-street parking.

COMPLETE ONWARD CHAIN.

EPC Rating: C. Our Ref 18814

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Entrance via double glazed entrance door to

ENTRANCE HALL

Radiator.

BEDROOM ONE 14' 10" x 10' 11" (4.52m x 3.33m)

Double glazed bay window to the front aspect. Radiator.



BEDROOM THREE 8' 1" x 6' 10" (2.46m x 2.08m)

Double glazed window to the front aspect. Radiator.

LARGE FAMILY BATHROOM

WC with low level cistern. Inset wash hand basin with vanity storage below. Corner bath. Corner shower enclosure. Radiator.



KITCHEN 10' 2" x 7' 4" (3.1m x 2.24m)

Double glazed window to the rear aspect. Base and eye level units. Inset stainless steel sink drainer unit. Space for free standing cooker with extractor hood above. Space for appliances. Open to Lounge. Door to



UTILITY ROOM 11' 8" x 8' 9" max (3.56m x 2.67m max)

Double glazed window to the rear aspect. Double glazed door to rear. Base and eye level units. Inset stainless steel sink drainer unit. Space for appliances. Wall mounted Bosch boiler. Door to Bedroom Two and



CLOAKROOM / WC

WC with low level cistern. Wash hand basin.

BEDROOM TWO 16' 7" x 8' 9" (5.05m x 2.67m)

Double glazed bay window to the front aspect. Radiator.



LOUNGE 13' 6" x 10' 11" (4.11m x 3.33m)

Radiator. Open plan to



DINING ROOM 11' 6" x 10' 11" (3.51m x 3.33m)

Double glazed French doors opening to rear garden. Double glazed patio doors to conservatory. Radiator.



CONSERVATORY 11' 11" x 10' 1" (3.63m x 3.07m)

Double glazed windows. Double glazed French doors providing access to rear garden. Pitched Perspex roof.



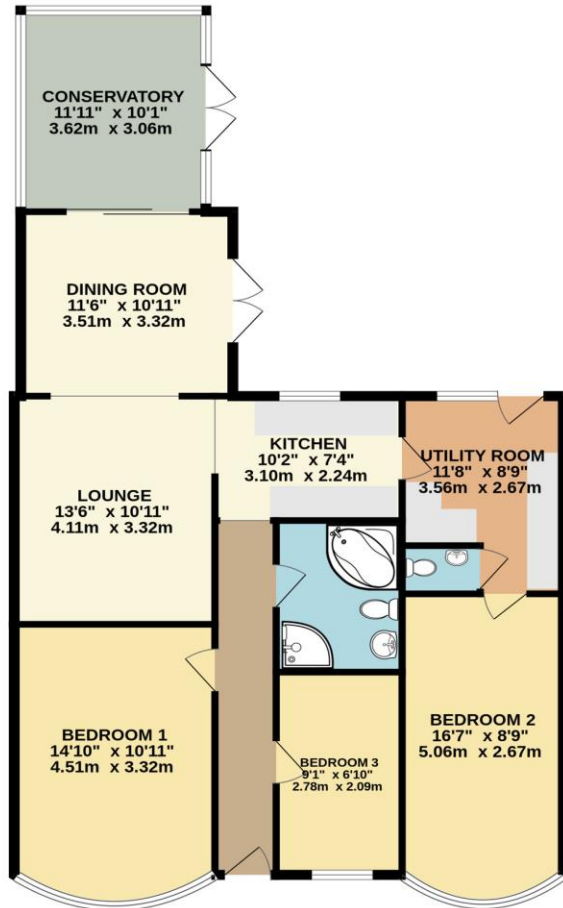
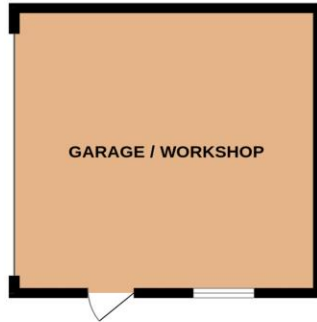
EXTERIOR

The **LOW MAINTENANCE REAR GARDEN** commences with raised patio providing space for table and chairs. Small decking area with steps down to artificial lawn. Block paved pathway leading to rear. **DETACHED DOUBLE GARAGE** currently used as workshop, with manual up and over door, personal door and window to side aspect. Gate providing access to the front.



The **FRONT** has own driveway providing off-street parking for two vehicles.

GROUND FLOOR
1414 sq.ft. (131.4 sq.m.) approx.



TOTAL FLOOR AREA : 1414 sq.ft. (131.4 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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