

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Clifton Road, Rochford, SS4 3HJ



£525,000

Situated in a popular position is this four/five bedroom detached family home with extended accommodation to the ground floor, four double bedrooms, rear garden measuring approximately 70ft and own driveway providing off street parking for several vehicles. Viewing advised. Our Ref: 14497.

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Entrance via uPVC glazed entrance door to entrance porch.

ENTRANCE PORCH

Glazed entrance door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation. Full height walk in storage cupboard. Radiator. Wood effect flooring. Coving to plastered ceiling.



GROUND FLOOR SHOWER ROOM

Obscure double glazed window to side aspect. A three piece suite comprising corner tiled shower cubicle, inset wash hand basin with vanity storage below and close coupled wc. Airing cupboard. Chrome heated towel radiator. Tiled walls. Tiled flooring.



**GROUND FLOOR BEDROOM FIVE/RECEPTION ROOM
16' 1" x 10' (4.9m x 3.05m)**

Double glazed bay window to front aspect. Feature fireplace with log burner. Radiator. Wood effect flooring. Textured ceiling.



KITCHEN/BREAKFAST ROOM 17' x 9' 2" (5.18m x 2.79m)

Double glazed window to front and side aspects. Double glazed door to side aspect.

KITCHEN AREA

A comprehensive range of modern white high gloss base and eye level units incorporating roll top work surface with a one and a half stainless steel sink drainer unit. Space for freestanding cooker with extractor above. Tiled splash backs. Tiled flooring. Plastered ceiling with inset LED spotlighting.



BREAKFAST AREA

Continuation of base level units. Tiled flooring. Serving hatch through to lounge.



LOUNGE 21' x 11' 1" (6.4m x 3.38m)

Double glazed window to rear aspect. Double glazed sliding doors providing access to sitting room. Radiator. Textured ceiling.



FIRST FLOOR LANDING

Airing cupboard/over stairs storage cupboard.



SITTING ROOM 19' 2" x 7' (5.84m x 2.13m)

Double glazed windows to rear aspect. Double glazed French doors providing access to rear garden. Vaulted ceiling with Velux windows. Feature centralised window to rear. Radiator. Tiled flooring.



BEDROOM ONE 12' 11" x 11' 7" (3.94m x 3.53m)

Double glazed window to front aspect. Fitted wardrobe. Radiator. Wood effect flooring. Coving to ceiling.



BEDROOM TWO 11' 7" x 10' 1" (3.53m x 3.07m)

Double glazed window to rear aspect. Radiator. Wood effect flooring. Coving to plastered ceiling.



BEDROOM THREE 10' 5" x 9' 5" (3.18m x 2.87m)

Double glazed window to front aspect. Radiator. Wood effect flooring. Coving to ceiling.



BEDROOM FOUR 10' 1" x 9' 5" (3.07m x 2.87m)

Double glazed window to rear aspect. Radiator. Wood effect flooring. Textured ceiling.



BATHROOM

Obscure double glazed window to side aspect. A four piece suite comprising panelled bath with telephone handset mixer tap, shower cubicle with glass door and body jets, inset wash hand basin with vanity storage below and close coupled wc. Chrome heated towel radiator. Tiled walls. Tiled flooring.



EXTERIOR.

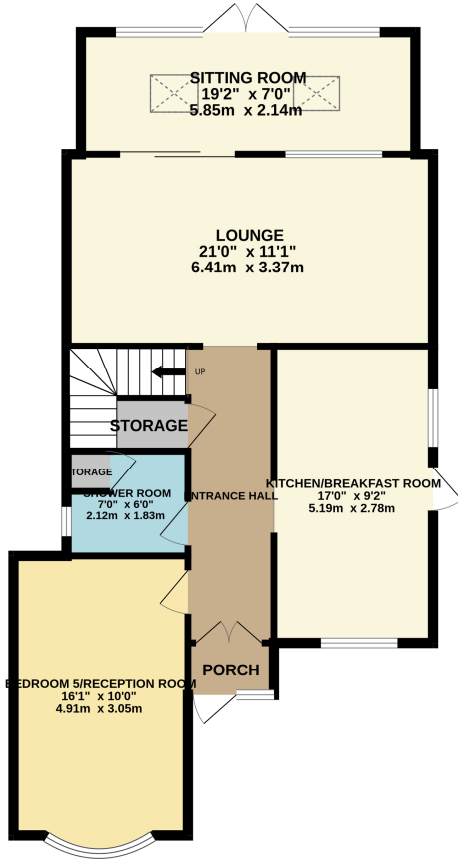
The **REAR GARDEN** measures approximately 70ft (21.34m) commencing with a sweeping patio area with steps up to garden. Laid to lawn. A selection of mature flower and shrub borders. Recently installed **RAISED DECKING AREA**. Further **RAISED DECKING AREA** to rear of garden. **LOG CABIN/SUMMERHOUSE** to remain. Gate providing access to front.



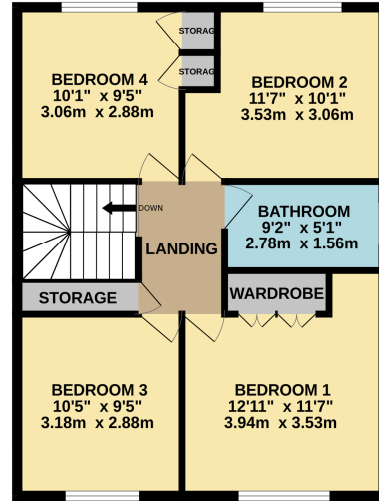


The **FRONT** has own block paved driveway providing off street parking for several vehicles.

GROUND FLOOR
871 sq.ft. (80.9 sq.m.) approx.



1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA: 1462 sq.ft. (135.8 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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