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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

St Andrews Road, Rochford, SS4 1NP



Guide Price:
£675,000 - £700,000

Situated in one of Rochford's most sought after private roads is this four bedroom detached character family home with versatile living accommodation to the ground and first floors, rear garden approaching 100ft and a sweeping driveway providing off street parking for several vehicles. The property has been maintained to a high specification throughout with many original features. With the potential to extend to first floor and rear, subject to the usual planning consents. Within a short walk of schools, Rochford Golf Club, mainline railway station and Rochford Market Square.

No onward chain. Viewing advised. Our Ref: 10168.

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Entrance via hardwood entrance door to entrance porch.

ENTRANCE PORCH

Glazed door to entrance hall.

SPACIOUS OPEN PLAN ENTRANCE RECEPTION 16' 11" max x 11' 2" max (5.16m x 3.4m)

Double glazed window to front aspect. Stairs to first floor accommodation. Full height storage cupboard. Radiator. Picture rail. Original parquet flooring. Plastered ceiling.



GROUND FLOOR WC

Double glazed window to front aspect. A two piece suite comprising wall mounted wash hand basin with tiled splash back and close coupled wc. Contemporary tiled flooring. Plastered ceiling.



LOUNGE 13' 2" into bay x 11' 8" (4.01m x 3.56m)

Double glazed bay window to front aspect. Picture rail. Radiator. Wood flooring. Plastered ceiling. French doors providing access to dining room.



DINING ROOM 16' 1" x 11' 8" (4.9m x 3.56m)

Double glazed French doors providing access to conservatory. Original feature fireplace with inset fire. Radiators. Original parquet flooring. Coving to plastered ceiling. Door to conservatory. Door to ground floor bedroom four/reception room.



GROUND FLOOR BEDROOM FOUR/RECEPTION ROOM 13' 8" x 8' 3" (4.17m x 2.51m)

Double glazed window to rear aspect. Two feature double glazed lead light stained glass windows to side aspect. Radiator. Original parquet flooring. Plastered ceiling.



KITCHEN/BREAKFAST ROOM 15' 6" max x 14' 1" max (4.72m x 4.29m)

Double glazed French doors providing access to rear garden. Feature exposed brick wall with twin ceiling lights. Custom fitted freestanding Habitat solid wood base and eye level units incorporating work surface with inset sink drainer. Space for freestanding cooker with extractor chimney above. Space and plumbing for appliances. Wall mounted boiler. Plastered ceiling. Tiled flooring.



CONSERVATORY 13' 2" x 11' 8" (4.01m x 3.56m)

Double glazed windows to all rear aspects. Double glazed French doors providing access to rear garden. Wood effect flooring.



FIRST FLOOR LANDING

Large feature stained glass window to side aspect. Picture rail. Plastered ceiling.



BATHROOM

Obscure double glazed window to rear aspect. A four piece suite comprising panelled bath with centralised chrome taps with telephone handset shower attachment, tiled shower cubicle with thermostatic shower, inset wash hand basin with vanity storage below and close coupled wc. Radiator. Contemporary tiled flooring. Plastered ceiling.



BEDROOM ONE 13' x 11' 8" (3.96m x 3.56m)

Double glazed window to front aspect. Fitted wardrobes. Radiator. Plastered ceiling.



BEDROOM THREE 11' 11" x 10' 7" (3.63m x 3.23m)

Double glazed window to front aspect. eaves storage. Radiator. Plastered ceiling.



BEDROOM TWO 12' 2" x 11' 8" (3.71m x 3.56m)

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



EXTERIOR.

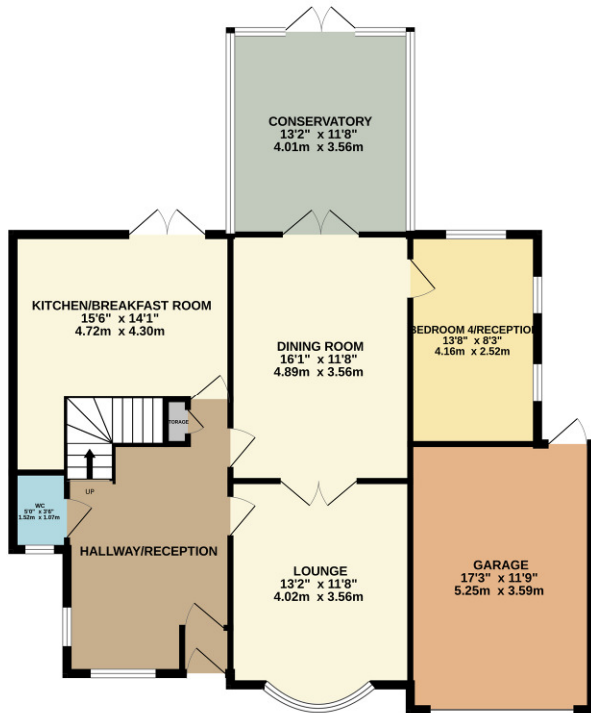
The **REAR GARDEN** approaching 100ft (30.48m) commences with patio area. Laid to lawn. A selection of mature flowers, shrubs and trees. **SHED** to remain. Door to garage. Gate providing access to the front.



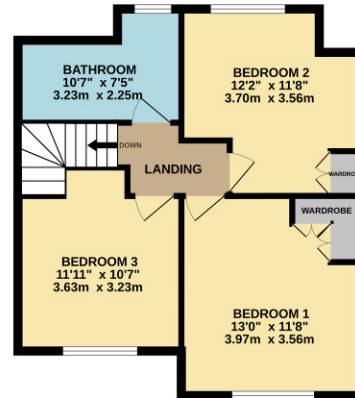
The **FRONT** has sweeping block paved in and out driveway providing off street parking for several vehicles leading to **INTEGRAL GARAGE** with up and over door. Power and lighting. Flower and shrub borders.



GROUND FLOOR
1192 sq.ft. (110.7 sq.m.) approx.



1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 1700 sq.ft. (157.9 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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