

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Mansted Gardens, Rochford, SS4 3DE



Guide Price:  
£300,000 - £320,000

Situated in a quiet residential location within close walking distance to local shops is this well presented two bedroom semi-detached bungalow benefiting from having a SOUTH FACING rear garden, own driveway providing off-street parking and detached garage.

**NO ONWARD CHAIN.**

EPC Rating: D. Our Ref 19282

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Entrance via double glazed entrance door to

### ENTRANCE HALL

Coving to plastered ceiling. Radiator.



### BEDROOM ONE 14' 8" x 12' 2" (4.47m x 3.71m)

Double glazed window to the front aspect. Coving to textured ceiling. Radiator.



### BEDROOM TWO 10' 8" x 8' 6" (3.25m x 2.59m)

Double glazed window to the front aspect. Radiator.



### BATHROOM 8' x 5' 7" (2.44m x 1.7m)

Obscure double glazed window to the side aspect. WC with low level cistern. Inset wash hand basin with high gloss vanity storage below. Panelled bath with electric shower over. Wood effect flooring. Tiled walls. Radiator. Extractor fan.



### LOUNGE/DINER 18' 4" max x 11' 7" max (5.59m x 3.53m)

Double glazed window to the rear aspect. Double glazed door providing access to rear garden. Feature fireplace with inset electric fire. Coving to textured ceiling. Radiators.





### KITCHEN 9' 5" x 9' 1" (2.87m x 2.77m)

Double glazed window to the side aspect. Double glazed door providing access to Sun Room. Range of base and eye level units. Roll edge work surfaces. Inset one and half stainless steel sink drainer unit. Space for appliances. Wood effect flooring.



### SUN ROOM 9' 1" x 6' 1" (2.77m x 1.85m)

Double glazed windows. Double glazed door providing access to rear garden. Base units with space for appliances. Wood effect flooring. Radiator.



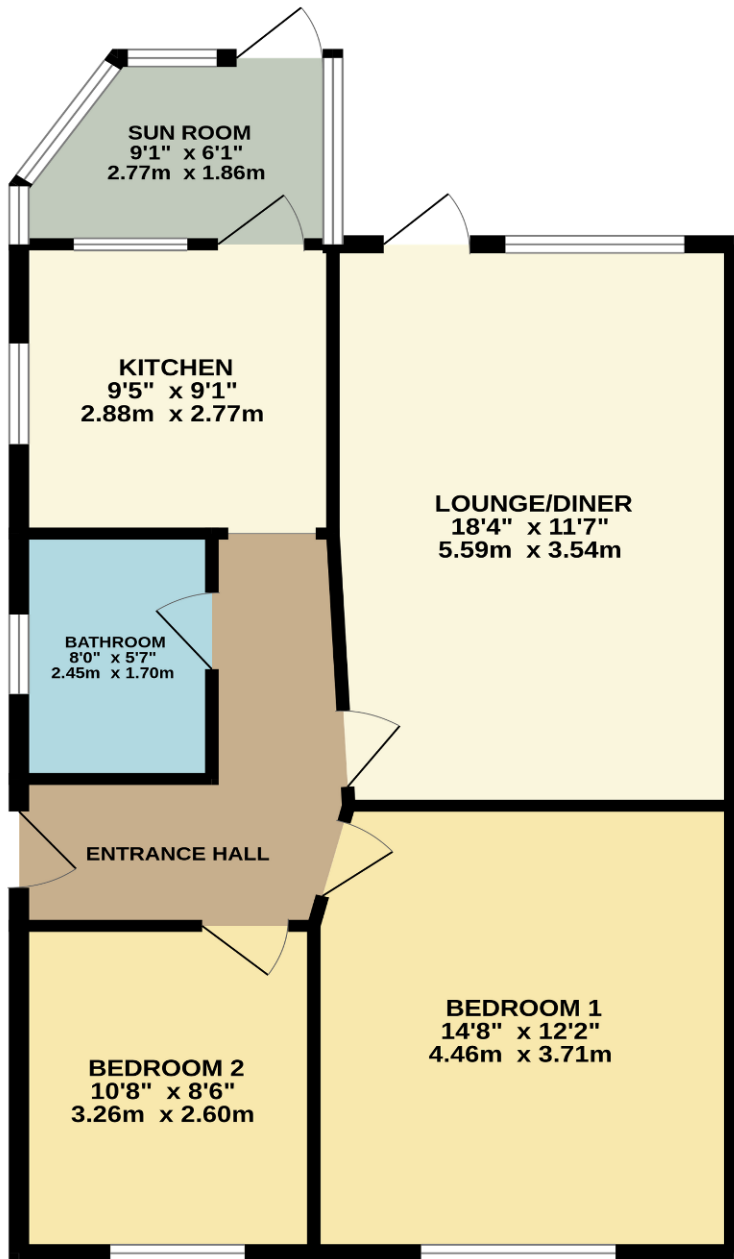
### EXTERIOR

The **SOUTH FACING REAR GARDEN** measures approximately 50' (15.24m) and commences with patio leading to laid lawn. Selection of mature flowers and shrubs. Further hard standing area to the rear with **GREENHOUSE** to remain.



The **FRONT** has own block paved driveway providing off-street parking with shared access to the side leading to the rear and **DETACHED GARAGE** with personal door to rear garden.

GROUND FLOOR  
733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA : 733 sq.ft. (68.1 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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