

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Rosedene House, 3 Main Road, Hawkwell SS5 4JN



Guide Price:
£750,000 - £800,000

We are delighted to market this stunning detached Georgian style five bedroom family home, built circa 1910, benefiting from many original features, three reception rooms, ground floor shower room, large family bathroom, detached garage, large driveway approached via private electric gates and views over fields to the rear.

Walking distance to local amenities.

EPC Rating: C. Council Tax Band: F.

Viewing highly recommended. Our Ref 16523

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Entrance via double glazed entrance door to



ENTRANCE HALL

Stairs to first floor accommodation with under stairs storage cupboard. Coving to plastered ceiling. Radiator.



GROUND FLOOR WC/CLOAKROOM

Recently fitted obscure double glazed Georgian style window to the side aspect. WC with low level cistern. Wall mounted wash hand basin with tiled splash back. Slate floor. Coving to plastered ceiling. Inset spot lights. Radiator.



STUDY 14' x 10' 2" (4.27m x 3.1m)

Recently fitted double glazed Georgian style bay window to the front aspect. Coving to ceiling. Radiator.



KITCHEN/BREAKFAST ROOM 15' 1" x 14' 6" (4.6m x 4.42m)

Double glazed door providing access to the rear. Double glazed patio doors providing access to rear garden. Range of base and eye level units. Inset one and half stainless steel sink drainer unit. Integrated eye level electric oven. Separate electric hob with extractor above. Space for appliances. Space for table and chairs. Slate floor. Coving to plastered ceiling. Inset spot lights. Radiator.





SITTING ROOM 22' 9" x 12' 2" (6.93m x 3.71m)

Recently fitted double glazed Georgian style bay window to the front aspect. Double glazed patio doors providing access to rear garden. Feature fireplace with inset log burner. Coving to plastered ceiling. Radiators.



DINING ROOM 18' 6" x 11' 10" (5.64m x 3.61m)

Double glazed patio doors providing access to rear garden. Wood effect flooring. Coving to plastered ceiling. Loft access. Radiator.

Agents Note:

There is potential to have this as an ANNEXE as it has its own access to ground floor bedroom and shower room.



GROUND FLOOR BEDROOM 12' 2" x 9' 1" (3.71m x 2.77m)

Recently fitted double glazed Georgian style windows to the front aspect. Wood effect flooring. Coving to plastered ceiling. Radiator.



GROUND FLOOR SHOWER ROOM

Recently fitted obscure double glazed Georgian style window to the front aspect. WC with low level cistern. Pedestal wash hand basin with tiled splash back. Fully tiled shower cubicle with thermostatic shower. Tiled floor. Coving to plastered ceiling. Radiator.



FIRST FLOOR ACCOMMODATION

SPLIT LEVEL LANDING

Recently fitted double glazed Georgian style window to the rear aspect.



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

Recently fitted double glazed Georgian style window to the front aspect. Fitted wardrobes. Coving to textured ceiling. Radiator.



BEDROOM TWO 12' 2" x 9' 3" (3.71m x 2.82m)

Recently fitted double glazed Georgian style window to the rear aspect. Fitted wardrobes to one wall. Coving to plastered ceiling. Radiator.



BEDROOM THREE 10' 11" max x 10' 2" max (3.33m x 3.1m)

Recently fitted double glazed Georgian style window to the front aspect. Coving to plastered ceiling. Radiator.



BEDROOM FOUR 7' 6" x 6' 4" (2.29m x 1.93m)

Recently fitted double glazed Georgian style window to the front aspect. Coving to plastered ceiling. Radiator.



FAMILY BATHROOM 10' 2" x 9' 11" (3.1m x 3.02m)

Recently fitted obscure double glazed Georgian style window to the rear aspect. WC with low level cistern. Inset 'His & Hers' wash hand basins with vanity storage below. Free standing, clawed feet roll edge bath with chrome mixer tap and telephone handset shower attachment. Contemporary tiled floor. Part tiled walls. Coving to plastered ceiling. Inset spot lights. Radiator.



EXTERIOR

The **REAR GARDEN** measures approximately 80ft (24.38m) and commences with patio area leading to laid lawn. Selection of mature trees and flowers. Gates providing access to the front.



The **FRONT** has large block paved driveway providing off-street parking for several vehicles leading to **DETACHED PITCHED ROOF DOUBLE GARAGE 20' 11" x 16' 6" (6.38m x 5.03m)** with Up & Over door, power and light, accessed from the road via double opening wrought iron security electric gates.

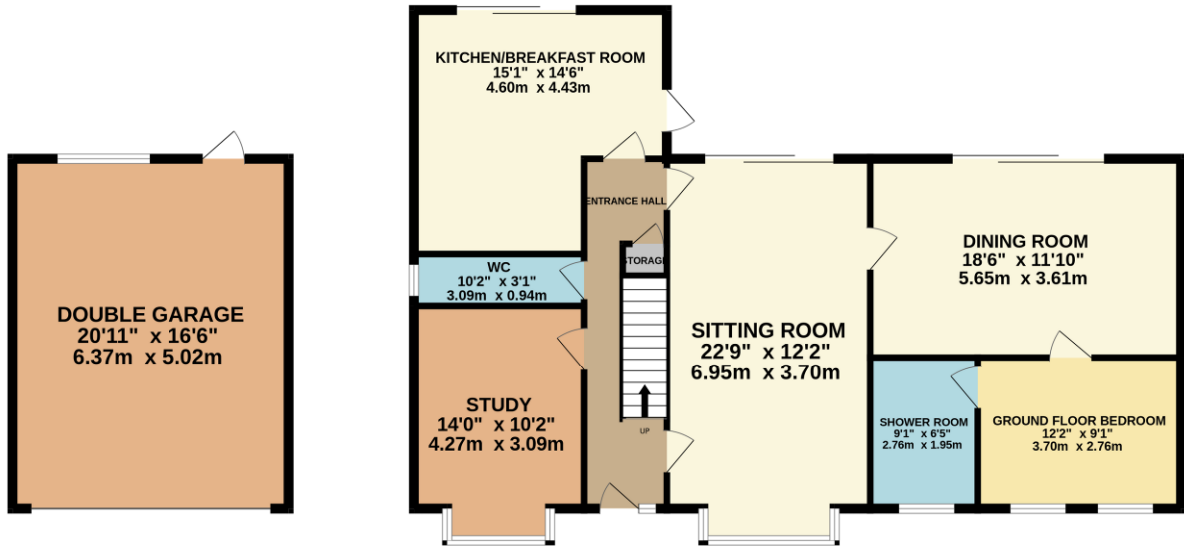
Agents Note:

The vendor advises that permission has been given for a certificate of lawfulness for a proposed a single storey rear extension. Please refer to Rochford District Council website - Application reference: 23/00979/LDC received on 17/11/2023.

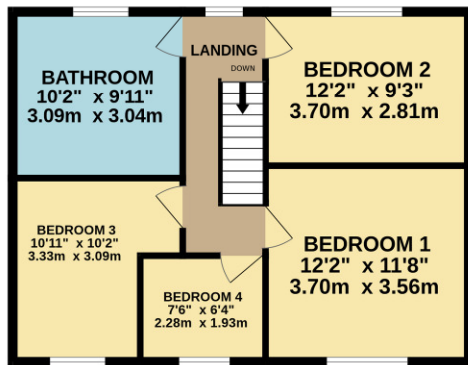
The property has the benefit of solar panels and solid brick wall insulation.



GROUND FLOOR
1461 sq.ft. (135.7 sq.m.) approx.



1ST FLOOR
569 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 2029 sq.ft. (188.5 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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