

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Rochford Garden Way, Rochford, SS4 1QH



£425,000

Situated in the heart of Rochford within walking distance to Rochford mainline railway station as well as shops, schools and local amenities is this stunning extended four bedroom semi detached family home with square footage approaching 1,700 ft. With a large open plan kitchen/family room, luxury fitted kitchen, ground floor shower room, separate wc and first floor luxury bathroom. Having a landscaped rear garden, outdoor cabin and own driveway providing off street parking for several vehicles.

Viewing highly recommended. Our Ref: 19485.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

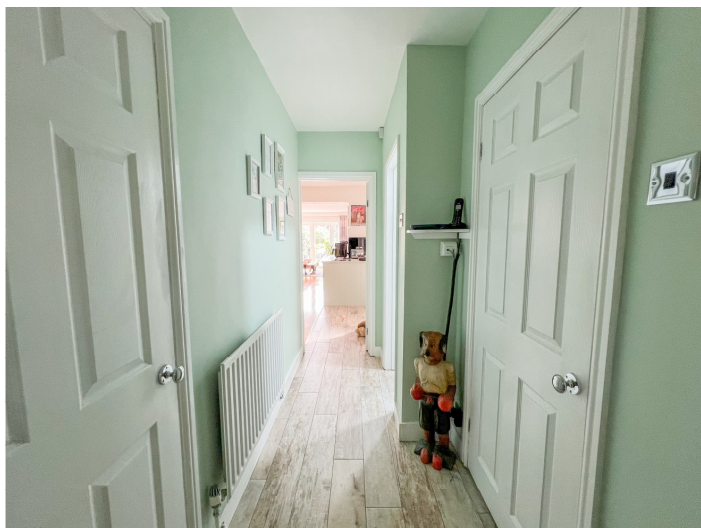
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Entrance via uPVC glazed entrance door to entrance hall.

ENTRANCE HALL

Radiator. Wood effect flooring. Plastered ceiling. Stairs to first floor accommodation.



GROUND FLOOR WC

Obscure double glazed window to side aspect. A two piece suite comprising inset wash hand basin and chrome mixer tap and back to wall wc with vanity unit surround. Chrome heated towel radiator. Under stairs storage cupboard. Part tiled walls. Tiled flooring.



GROUND FLOOR SHOWER ROOM

A two piece suite comprising double walk in shower cubicle with electric shower and inset wash hand basin with chrome mixer tap and vanity storage below. Tiled walls. Tiled flooring. Plastered ceiling.



GROUND FLOOR BEDROOM FOUR/SITTING ROOM 13' 5" x 11' 11" (4.09m x 3.63m)

Double glazed bay window to front aspect. Radiator. Textured ceiling.



OPEN PLAN KITCHEN/FAMILY ROOM 31' 5" max x 21' 9" (9.58m x 6.63m)

LUXURY FITTED KITCHEN AREA

Double glazed window to side aspect. A comprehensive range of Shaker style base and eye level units incorporating marble effect granite work surface with upstands and inset sink drainer unit with chrome mixer tap. Integrated NEFF twin ovens with tilt and slide doors. Induction hob with built in extractor canopy above. Integrated dishwasher. Integrated custom fitted larder cupboards. Casing and housing for American style fridge freezer. Tile effect flooring. Plastered ceiling with inset spotlighting.



DINING AREA

Inset log burner with oak mantle. Wood effect flooring. Plastered ceiling with inset spotlighting.



LOUNGE AREA

Double glazed French doors providing access to rear garden. Twin Velux windows. Vertical radiator. Wood effect flooring. Plastered ceiling with inset spotlighting. Door to utility room.



UTILITY ROOM 10' 8" x 6' 6" (3.25m x 1.98m)

Double glazed window to side aspect. Double glazed door providing access to rear garden. Base level units incorporating marble effect work surface. Space and plumbing for appliances. Radiator. Tile effect flooring. Plastered ceiling.



FIRST FLOOR LANDING

Double glazed window to front aspect.

BEDROOM ONE 13' x 11' 11" (3.96m x 3.63m)

Double glazed window to rear aspect. Feature panelled wall. Radiator. Plastered ceiling.



BEDROOM TWO 11' 11" x 10' (3.63m x 3.05m)

Double glazed window to front aspect. Radiator. Textured ceiling.



BEDROOM THREE 10' 1" x 9' 11" (3.07m x 3.02m)

Double glazed window to rear aspect. Radiator. Textured ceiling.

BATHROOM

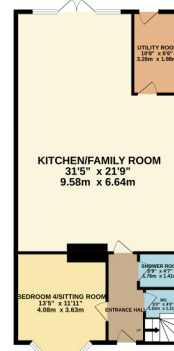
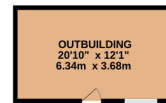
Obscure double glazed window to side aspect. A three piece suite comprising panelled bath with shower over, close coupled wc with high gloss vanity storage surround with inset wash hand basin with chrome mixer tap. Chrome heated towel radiator. Contemporary tiled flooring. Tiled walls. Plastered ceiling.

EXTERIOR.

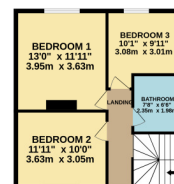
A **SECLUDED REAR GARDEN** recently landscaped with patio area leading to garden. Laid to lawn with sleeper borders with flowers and shrubs. Access to **GARDEN CABIN 20' 10" x 12' 1" (6.35m x 3.68m)** approx Fully insulated. Perfect for outdoor office or entertainment area. Gate providing access to front.

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

GROUND FLOOR
1189 sq ft. (110.5 sq.m.) approx.



1ST FLOOR
495 sq ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA: 1684 sq.ft. (156.5 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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