

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Brays Lane, Rochford, SS4 3DW



£345,000

Situated within walking distance of all local amenities, is this spacious, extended three bedroom semi-detached bungalow benefiting from having conservatory, a beautifully maintained rear garden measuring approximately 60ft, own driveway providing off-street parking and detached garage. EPC Rating:D.

NO ONWARD CHAIN.

Our Ref 19494

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Entrance via entrance door to **ENTRANCE HALL**
Coving to plastered ceiling. Radiator.



BEDROOM ONE 12' 11" x 10' 7" (3.94m x 3.23m)
Double glazed window to the front aspect. Fitted wardrobes to one wall. Coving to plastered ceiling. Radiator.



BEDROOM TWO 11' 5" x 10' 10" (3.48m x 3.3m)
(CURRENTLY BEING USED AS SITTING ROOM)
Double glazed box bay window to the front aspect. Picture rail. Textured ceiling. Radiator.



BEDROOM THREE 10' 10" x 9' 7" (3.3m x 2.92m)
Double glazed window to the side aspect. Coving to plastered ceiling. Radiator.



SHOWER ROOM 9' 7" x 6' (2.92m x 1.83m)
WC with concealed cistern. Inset wash hand basin with high gloss vanity unit below. Fully tiled corner shower cubicle with thermostatic shower. Tile floor. Tiled walls. Plastered ceiling. Inset spot lights. Tunnel sky light. Heated towel radiator.



KITCHEN 11' 1" x 6' 11" (3.38m x 2.11m)

Range of base and eye level units. Roll edge work surfaces. Inset one and half stainless steel sink drainer unit. Integrated electric oven. Inset electric hob with extractor above. Tiled splash backs. Space for appliances. Tiled floor. Plastered ceiling. Open plan to



LOUNGE/DINER 23' 9" x 12' (7.24m x 3.66m)

Double glazed sliding patio doors providing access to rear garden. Double glazed French doors through to Conservatory. Plastered ceiling. Radiator.



CONSERVATORY 11' 9" x 8' 9" (3.58m x 2.67m)

Double glazed windows. Double glazed door providing access to rear garden. Wood effect flooring.



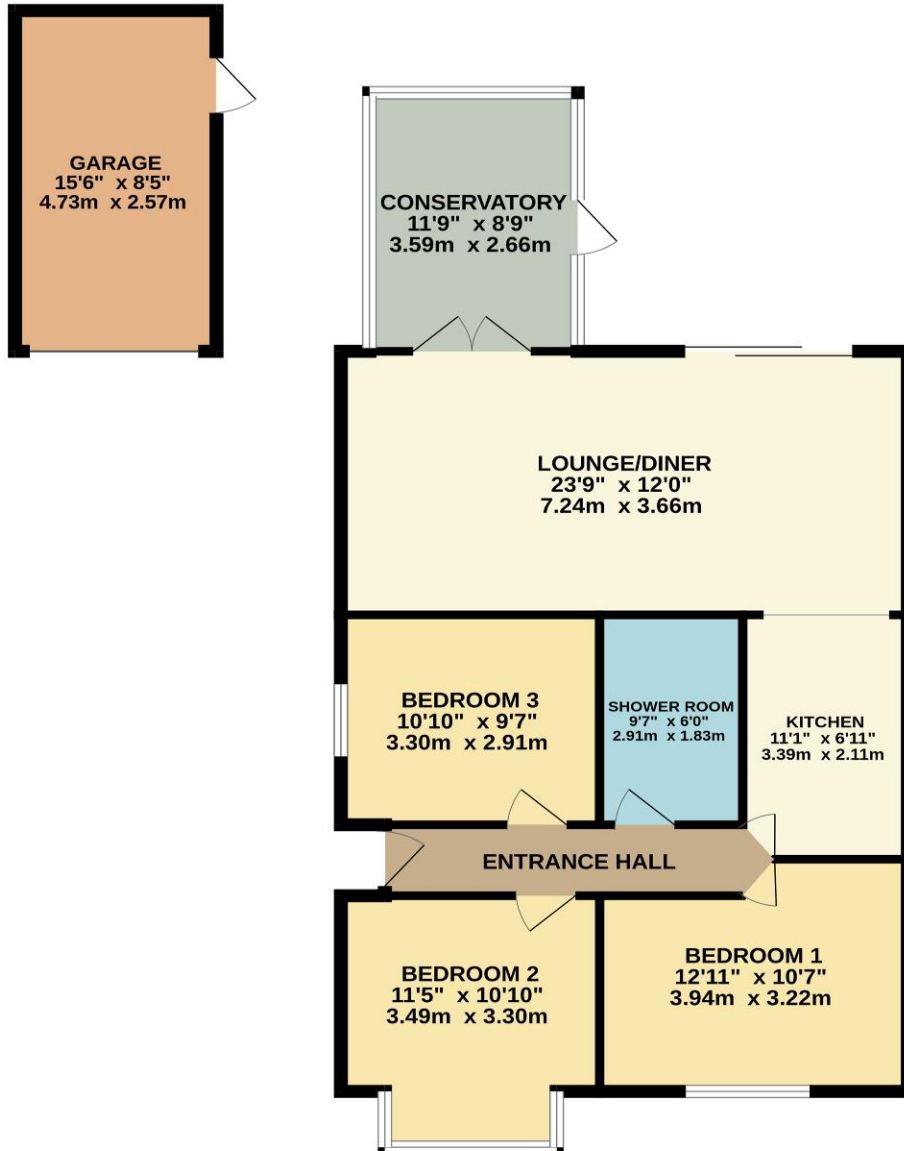
EXTERIOR

The **REAR GARDEN** measures approximately 60' (18.29m) and commences with patio area leading to laid lawn. Selection of mature flower and shrub borders.



The **FRONT** has lawn area and own driveway providing off-street parking which in turn leads to **DETACHED GARAGE** with power and lighting, personal door to rear garden.

GROUND FLOOR
1046 sq.ft. (97.2 sq.m.) approx.



TOTAL FLOOR AREA : 1046 sq.ft. (97.2 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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