

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

The Drive, Rochford, SS4 1QQ



Guide Price £350,000 - £375,000

We are delighted to offer for sale this well presented three bedroom semi-detached family home benefiting from having modern fitted kitchen, bathroom and ground floor WC, a rear garden measuring in excess of 80ft and own driveway providing off-street parking. Close walking distance to mainline railway station, local schools and shops.

EPC Rating:D.
Our Ref 19516

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Entrance via double glazed entrance door to

ENTRANCE HALL

Stairs to first floor accommodation. Under stairs storage.



GROUND FLOOR CLOAKROOM/WC (RECENTLY FITTED)

Obscure double glazed window to the side aspect. WC with low level cistern. Wall mounted wash hand basin with high gloss vanity storage below and tiled splash back. Contemporary tiled floor. Plastered ceiling. Chrome heated towel radiator.

DINING AREA 11' 2" x 10' 7" (3.4m x 3.23m)

Double glazed bay window to the front aspect. Coving to textured ceiling. Radiator. Open plan through to



LOUNGE 12' 4" x 11' 2" (3.76m x 3.4m)

Double glazed recently fitted patio doors providing access to Conservatory. Coving to textured ceiling. Radiator.



CONSERVATORY 11' 10" x 6' 1" (3.61m x 1.85m)

Double glazed patio doors providing access to rear garden. Tiled floor. Radiator.



KITCHEN 12' 4" x 8' 8" (3.76m x 2.64m)

Double glazed window to the side aspect. Range of modern fitted base and eye level units. Inset LED under unit lighting. Wood effect roll edge work surfaces. Integrated stainless steel sink drainer unit. Tiled splash backs. Space for free standing cooker. Space for fridge/freezer. Cupboard housing Combination Boiler. Tiled floor. Plastered ceiling. Door to



UTILITY ROOM 12' 3" x 8' (3.73m x 2.44m)

Double glazed window to the rear aspect. Double glazed door providing access to rear garden. Space for appliances. Tiled floor. Plastered ceiling.



FIRST FLOOR ACCOMMODATION

LANDING

Double glazed window to the front aspect.

BEDROOM ONE 11' 7" x 11' 2" (3.53m x 3.4m)

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



BEDROOM TWO 11' 2" x 9' 11" (3.4m x 3.02m)

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



BEDROOM THREE 8' 8" x 7' 4" (2.64m x 2.24m)

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



LUXURY BATHROOM (RECENTLY FITTED)

Obscure double glazed window to the side aspect. WC with concealed cistern. Inset circular wash hand basin with chrome mixer tap, contemporary tiled splash back and custom fitted vanity storage. Panelled bath with wall mounted central chrome mixer tap, contemporary tiled surround, shower over and full height glass shower screen. Tiled floor. Plastered ceiling. Inset spot lights.



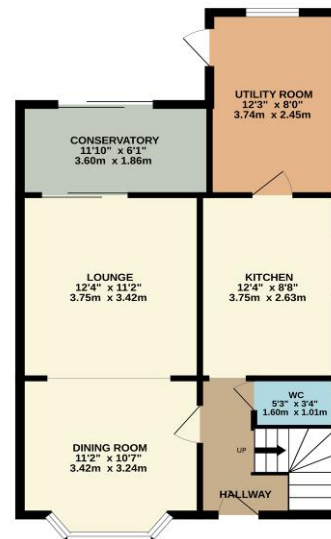
EXTERIOR

The **REAR GARDEN** measures in excess of 80' (24.38m) with paved patio leading to laid lawn. Selection of mature flowers, shrubs and trees. Further hardstanding area to the rear. **SHED** to remain. Gate to side providing access to front.

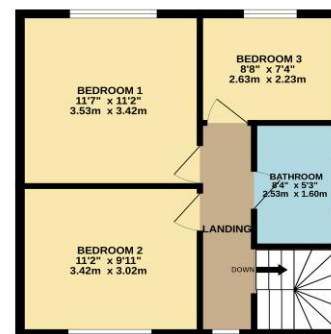


The **FRONT** has own block paved driveway providing off-street parking for several vehicles.

GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 1032 sq.ft. (95.9 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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