

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Canewdon View Road, Rochford, SS4 3DT



Guide Price:
£425,000 - £450,000

Situated in a popular area of Rochford is this well presented three bedroom family home with large open plan living room/lounge/dining area, modern kitchen, conservatory, approx 80ft south facing rear garden and off street parking for three vehicles.

Council Tax Band: E. EPC Rating: TBC.
NO ONWARD CHAIN. Our Ref: 19883.

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Accommodation comprises:

Entrance via **STORM PORCH** with uPVC double glazed door to entrance hall.

ENTRANCE HALL

Storage. Radiator. Wood effect laminate flooring. Plastered ceiling. Doors to dining room, living room, kitchen, bathroom and bedroom two.

OPEN PLAN LIVING/DINING/LOUNGE

DINING AREA 14' 10" x 11' 7" (4.52m x 3.53m)

uPVC double glazed window to front aspect. Wood effect laminate flooring. Coving to plastered ceiling.



Open to

LIVING AREA 12' 9" x 9' 10" (3.89m x 3m)

Stairs to first floor accommodation. Radiator. Continuation of wood effect laminate flooring. Coving to plastered ceiling.

Open to

LOUNGE AREA 11' 7" x 10' 9" (3.53m x 3.28m)

uPVC double glazed bi-fold doors providing access to rear garden. Continuation of wood effect laminate flooring. Coving to plastered ceiling. Open back to hall.



KITCHEN 11' 9" x 11' 1" (3.58m x 3.38m)

A comprehensive range of modern base and eye level units incorporating high quality work surface with inset stainless steel sink with mixer tap and drainer unit. Splash backs. Induction hob with extractor fan. Integrated double oven. Integrated fridge freezer. Continuation of wood effect laminate flooring.



Open to

UTILITY ROOM 11' 9" x 8' 7" (3.58m x 2.62m)

Plumbing and space for washing machine and tumble dryer. Continuation of work surface. Eye level units. Double glazed patio doors leading to conservatory.



CONSERVATORY 13' 4" x 8' 7" (4.06m x 2.62m)

uPVC double glazed bi fold doors to side and rear aspects. Continuation of wood effect laminate flooring.



BEDROOM TWO 11' 8" x 11' 1" (3.56m x 3.38m)

uPVC double glazed window to front aspect. Radiator. Wood effect laminate flooring. Coving to plastered ceiling.



BATHROOM

Obscure double glazed window to rear aspect. A three piece suite comprising panelled bath, inset sink with vanity storage below and close coupled wc. Tiled flooring. Tiled walls. Plastered ceiling with downlights.



FIRST FLOOR LANDING

BEDROOM ONE 15' 2" x 13' 7" (4.62m x 4.14m)

uPVC double glazed window to front and rear aspects. Radiator.



EN SUITE

A three piece suite comprising shower, inset sink with vanity storage below and close coupled wc. Towel rail radiator. Tiled flooring. Tiled walls.



BEDROOM THREE 15' 2" x 8' 8" (4.62m x 2.64m)

uPVC double glazed window to rear aspect. A range of wardrobes. Radiator.



EXTERIOR.

The **SOUTH FACING REAR GARDEN** measuring **80ft (24.38m)** commencing with patio area leading to garden. Laid to lawn. Shed. Feature brick built Koi pond. Access to side with gate to front.



The **FRONT** has off street parking for two/three vehicles. Part shingled and part tarmacked.

Agents Note:

The vendors advise that the dining room was originally a bedroom and could easily be changed back if required.



TOTAL FLOOR AREA: 1391 sq ft. (129.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, rooms and any other areas are approximate and no responsibility is taken for any error or omission in the information. It is recommended prospective purchasers should verify the accuracy of the information by independent means. The names, positions and addresses shown have not been tested and no guarantee can be given as to their accuracy or otherwise. See the agents' particulars for more information.

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