

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

363 Ashingdon Road, Rochford, SS4 3BS



Guide Price:
£475,000 - £500,000

Presented in very good condition is this four bedroom three storey semi-detached family home with large lounge/diner, spacious conservatory, modern fitted kitchen and four good size bedrooms including a master bedroom in the converted loft. Externally the property has its own driveway providing off street parking for three/four vehicles and 70ft west facing rear garden. Close to local amenities including shops and main line railway station.

Council Tax Band: D. EPC Rating: TBC.
Viewing highly recommended. Our Ref: 19962.

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Accommodation comprises:

Entrance via composite entrance door under **STORM PORCH** to entrance hall.

ENTRANCE HALL

Double glazed lead light window to front aspect. Radiator. Stairs to first floor accommodation with under stairs storage cupboard. Door to lounge/diner, kitchen and wc.



LOUNGE/DINER 23' 4" x 14' 1" (7.11m x 4.29m)

Double glazed lead light bay window to front aspect. Feature fireplace with inset electric fire. Radiator. Open to dining room.



DINING ROOM

uPVC double glazed French doors providing access to conservatory. Radiator. Coving to ceiling.



CONSERVATORY 14' 1" x 11' 9" (4.29m x 3.58m)

uPVC double glazed windows to side and rear aspects. Double glazed French doors providing access to rear garden. Radiator.



KITCHEN 13' 2" x 9' 6" (4.01m x 2.9m)

uPVC double glazed window to side and rear aspects. A range of modern base and eye level units incorporating work surface with stainless steel sink drainer unit. Splash back tiling. Integrated electric double oven. Induction hob with extractor above. Space and plumbing for washing machine and dishwasher. Space for fridge freezer. Combination boiler - serviced yearly. Wood effect laminate flooring. Plastered ceiling with downlights. Door to utility room.



UTILITY ROOM

uPVC double glazed windows to all aspects. Door to garden. Wood effect laminate flooring.

GROUND FLOOR WC

Double glazed lead light window to front aspect. A two piece suite comprising inset sink with vanity storage below and close coupled wc. Radiator. Tiled flooring.



FIRST FLOOR LANDING

Stairs to second floor accommodation. Doors to bedroom two, three, four and bathroom.

BEDROOM TWO 14' 9" x 10' 10" (4.5m x 3.3m)

Double glazed lead light window to front aspect. Radiator.



BEDROOM THREE 14' 9" x 10' 1" (4.5m x 3.07m)

uPVC double glazed window to rear aspect. Radiator.



BEDROOM FOUR 10' x 7' 8" (3.05m x 2.34m)

Double glazed lead light window to front aspect. Radiator.



BATHROOM 10' x 6' 5" (3.05m x 1.96m)

Obscure uPVC double glazed window to rear aspect. A four piece suite comprising panelled bath, curved corner shower unit with modern rainfall shower, wash hand basin with vanity storage below and close coupled wc. Storage cupboards. Towel rail radiator. Tiled walls. Tiled flooring. Plastered ceiling.



SECOND FLOOR LANDING

Eaves storage.

MASTER BEDROOM 13' 10" x 12' 4" (4.22m x 3.76m)

uPVC double glazed window to rear aspect. Eaves storage cupboards. Built in wardrobes. Radiator. Plastered ceiling with downlights. Door to en suite.



EN SUITE 5' 7" x 4' 6" (1.7m x 1.37m)

Obscure uPVC double glazed window to rear aspect. A three piece suite comprising shower unit, wash hand basin with vanity storage below and close coupled wc. Towel rail radiator. Tiled walls. Tiled flooring. Plastered ceiling with downlights.

EXTERIOR.

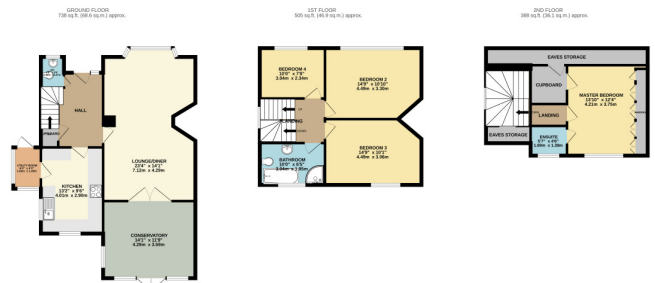
The **WEST FACING REAR GARDEN** measures 70ft deep x 50ft wide (21.34m x 15.24m) commences with paved patio area leading to garden. Laid to lawn. Artificial lawn to right hand side. **SHED**. Fencing to all boundaries. **SUMMERHOUSE** to remain. Pathway to side of property leading to gate providing access to utility room and front.



The **FRONT** has block paved driveway providing off street parking for three/four vehicles.

Agents Note:

The vendors advise that the en suite was refurbished in 2021, double glazing is two/three years old, flat roofing is Prolife High Tech roofing, the conservatory roof was done in 2007, the remainder of the roofs were installed in 2018, boiler installed in 2017 when the kitchen was installed.



TOTAL FLOOR AREA: 1080 sq. ft. (100.2 sq. m.) approx.
 While every effort has been made to report the accuracy of the figures contained here, measurements of floor, ceiling, walls and other items are approximate and not guaranteed to be exact for any particular or other dimension. This plan is for illustrative purposes only and should be used in such as any prospective purchase. The layout, location and appearance shown here are based on the plan as to be built upon other specific plans for green.
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