

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Braxted Close, Rochford, SS4 1UN



Guide Price:
£350,000 - £375,000

A three bedroom semi detached bungalow with detached garage and carport. Internally there is a large lounge and three good size bedrooms. Externally there is an east facing rear garden with summerhouse/office. Close to local shops, amenities and mainline railway station to London, Liverpool Street.
Council Tax Band: C. EPC Rating: TBC. Our Ref: 19981.

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Accommodation comprises:

Entrance via uPVC double glazed entrance door to entrance porch.

ENTRANCE PORCH

Obscure double glazed window to side aspect. Wood effect laminate flooring. Door to entrance hall.



ENTRANCE HALL

Continuation of wood effect laminate flooring. Radiator. Access to loft which is part boarded. Boiler housed in loft (regularly serviced). Doors to lounge, kitchen, shower room and bedrooms.



BEDROOM ONE 12' 6" x 10' 2" (3.81m x 3.1m)

uPVC double glazed window to front aspect. Built in wardrobes. Radiator.



BEDROOM TWO 12' 8" x 9' 10" (3.86m x 3m)

uPVC double glazed window to front aspect. Built in wardrobe. Radiator. Tiled flooring.

BEDROOM THREE 9' 10" x 6' 10" (3m x 2.08m)

uPVC double glazed window to side aspect. Radiator.



LOUNGE 15' 6" x 10' 11" (4.72m x 3.33m)

uPVC double glazed French doors providing access to rear garden. Continuation of wood effect laminate flooring. Feature electric fireplace with surround. Radiator. Coving to plastered ceiling.



SHOWER ROOM (RECENTLY FITTED) 7' 10" x 7' 3" (2.39m x 2.21m)

Two uPVC double glazed windows to rear aspect. A three piece suite comprising corner shower unit with overhead shower, inset sink with vanity storage below and close coupled wc. Tiled walls. Tiled flooring. Plastered ceiling with downlights.



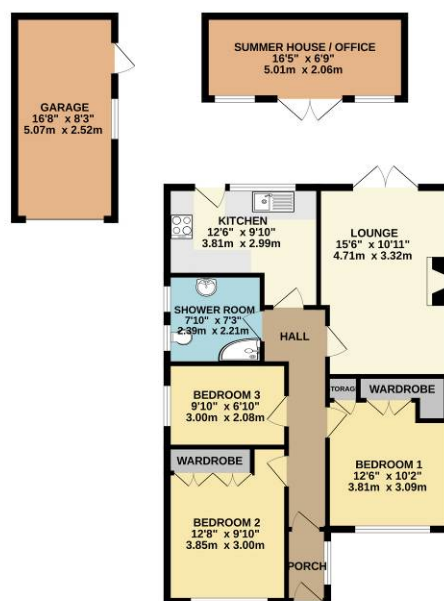
KITCHEN 12' 6" x 9' 10" (3.81m x 3m)

uPVC double glazed window to rear aspect. uPVC double glazed door providing access to rear garden. A range of base and eye level units incorporating work surface with sink with mixer tap and drainer unit. Integrated NEFF cooker. Integrated NEFF induction hob with NEFF extractor fan. Space and plumbing for washing machine. Integrated dishwasher. Space for tumble dryer. Tiled flooring.



The **FRONT** has block paved driveway providing off street parking for four vehicles leading to **CAR PORT** and **GARAGE** with up and over door.

GROUND FLOOR
974 sq.ft. (90.5 sq.m.) approx.



TOTAL FLOOR AREA : 974 sq.ft. (90.5 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan contained herein, 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 noted and to guarantee as to their operability or efficiency can be given.
Made with floorplan 10005

EXTERIOR.

The east facing **REAR GARDEN** measuring **35ft (10.67m)** commencing with decking area. Pathway leading to **SUMMERHOUSE** with power and lighting. Exterior tap. Door to garage.



Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.