

## 35 Athelstan Crescent, Rochford, SS4 1GY



**Guide Price:  
£350,000 - £375,000**

Situated on this sought after Hall Road Development is this two double bedroom semi detached house with own driveway providing off street parking and recently landscaped rear garden. With a modern fitted kitchen and Jack and Jill bathroom. Within very close walking distance to Rochford's mainline railway station and all local amenities.

Viewing advised. Council Tax Band: C.

EPC Rating: B. Our Ref: 20003.

Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance hall.

#### ENTRANCE HALL

Stairs to first floor accommodation. Radiator. Wood effect flooring. Plastered ceiling.



#### GROUND FLOOR WC

Obscure double glazed window to front aspect. A two piece suite comprising pedestal wash hand basin with chrome mixer tap and back to wall wc with chrome flush. Radiator. Wood effect flooring. Plastered ceiling.



#### KITCHEN 10' 9" x 7' (3.28m x 2.13m)

Double glazed window to front aspect. A comprehensive range of modern base and eye level units incorporating wood effect work surface with one and a half stainless steel sink drainer unit. Integrated electric oven. Gas hob with stainless steel extractor chimney above. Space and plumbing for washing machine. Space for fridge/freezer. Wood effect flooring. Plastered ceiling with inset LED spotlighting.



#### LOUNGE/DINER 16' 7" x 15' 1" (5.05m x 4.6m)

Double glazed windows to rear aspect. Double glazed French doors providing access to rear garden. Full height under stairs storage cupboard. Radiators. Wood effect flooring. Plastered ceiling.



## FIRST FLOOR LANDING

Storage cupboard.



## BEDROOM ONE 15' 1" x 10' 9" (4.6m x 3.28m)

Double glazed window to front aspect. Radiator. Plastered ceiling. Door to Jack and Jill bathroom.



## BEDROOM TWO 15' 1" x 8' 11" (4.6m x 2.72m)

Double glazed window to rear aspect. Built in storage cupboard. Radiator. Plastered ceiling. Door to Jack and Jill bathroom.



## JACK AND JILL BATHROOM

A three piece suite comprising panelled bath with thermostatic shower over and full height glass shower screen, inset wash hand basin with chrome mixer taps and custom vanity storage below and back to wall wc with chrome flush. Extractor fan. Chrome heated towel radiator. Tiled flooring. Part tiled walls. Plastered ceiling with inset LED spot lighting. Door to landing.



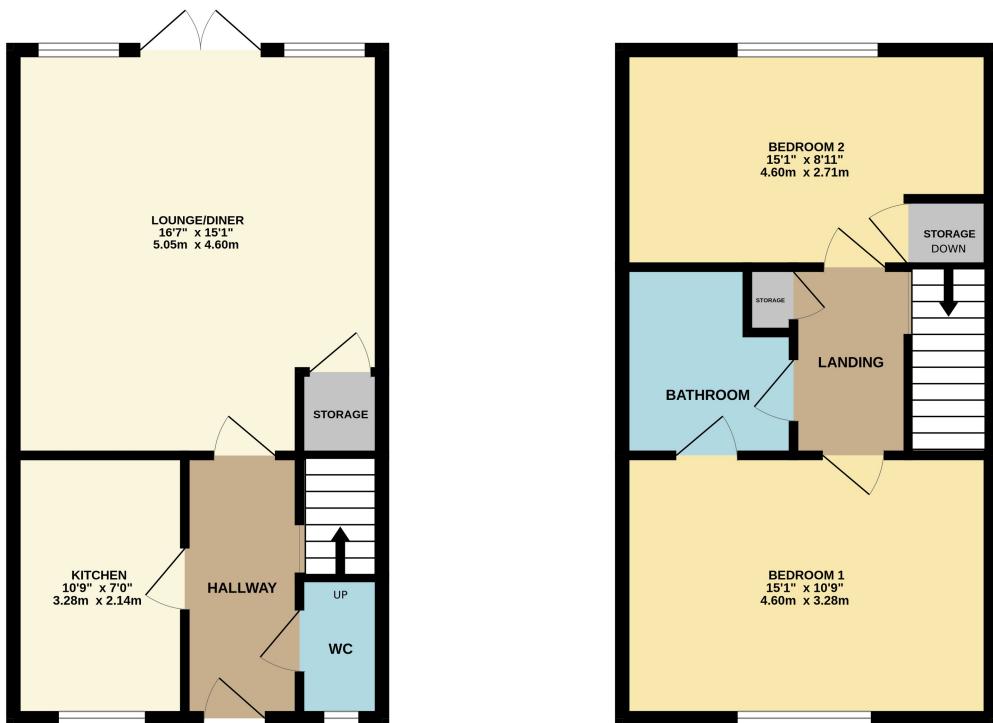
## EXTERIOR.

The recently landscaped **REAR GARDEN** commencing with patio area leading to garden. Laid to lawn. Shingled pathway with steps down to secondary lawn area and patio, providing outdoor seating and entertainment space. Gate providing access to front.

The **FRONT** has own driveway providing off street parking for two vehicles.

GROUND FLOOR  
412 sq.ft. (38.3 sq.m.) approx.

1ST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA - 825 sq.ft. (76.6 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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