

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Birch Close, Canewdon, Rochford, SS4 3PE



**Guide Price:  
£300,000 - £325,000**

Situated in the semi rural village of Canewdon, within a short distance of local schools, shops, countryside walks and public houses, is this three bedroom terraced house with open plan accommodation to the ground floor. Having a rear garden measuring approx. 40ft and garage in block. **NO ONWARD CHAIN.** Council Tax Band: C. EPC Rating: D. Viewing advised. Our Ref: 20327.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

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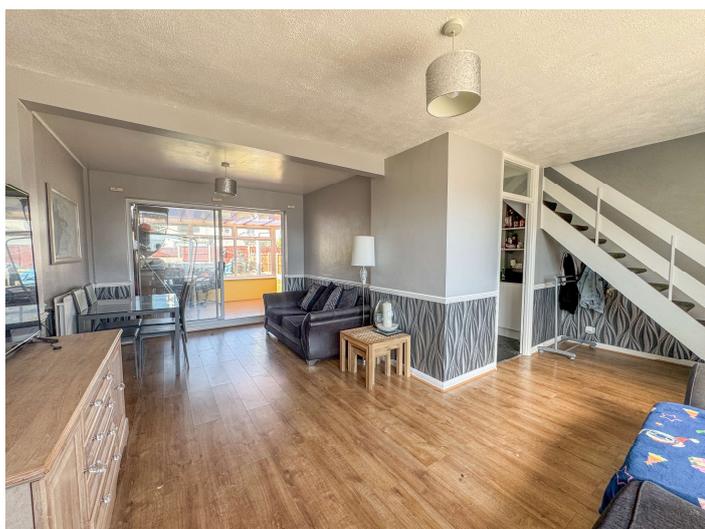


Accommodation comprises:

Entrance via uPVC glazed entrance door to open plan reception/lounge/diner.

**OPEN PLAN RECEPTION/LOUNGE/DINER 20' 1" x 13' 6" (6.12m x 4.11m)**

Double glazed window to front aspect. Double glazed patio doors providing access to conservatory. Stairs to first floor accommodation. Full height storage cupboard. Radiators. Wood effect flooring.



**KITCHEN 11' 9" x 7' 11" (3.58m x 2.41m)**

Double glazed window to rear aspect. Double glazed door providing access to conservatory. A range of modern high gloss base and eye level units incorporating granite effect roll top work surface with sink drainer unit and complimentary upstand. Integrated electric oven. Electric hob with stainless steel extractor chimney above. Space and housing for American style fridge freezer. Space and plumbing for washing machine. Tiled flooring. Coving to plastered ceiling.



**CONSERVATORY 17' 1" x 8' 9" (5.21m x 2.67m)**

Double glazed windows to rear aspect. Double glazed door providing access to rear garden. Radiator. Wood effect flooring.



## FIRST FLOOR LANDING

### BATHROOM

Obscure double glazed window to rear aspect. A three piece suite comprising panelled bath with full height glass shower screen and shower over, pedestal wash hand basin with chrome mixer taps and close coupled wc. Radiator. Tiled walls. Tiled flooring.



### BEDROOM ONE 13' 3" x 10' 3" (4.04m x 3.12m)

Double glazed windows to rear aspect. Radiator. Coving to plastered ceiling with inset spotlighting.



### BEDROOM TWO 13' 3" x 9' 10" (4.04m x 3m)

Double glazed window to front aspect. Radiator. Coving to plastered ceiling.



### BEDROOM THREE 7' 4" x 7' 2" (2.24m x 2.18m)

Two double glazed windows to front aspect. Radiator. Coving to ceiling.

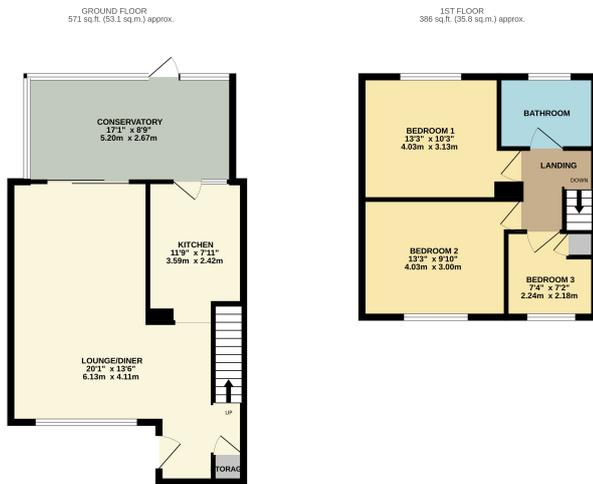


## EXTERIOR.

The **REAR GARDEN** measures approximately 40ft (12.19m) commencing with decked area leading to garden. Laid to lawn. Raised decked area to rear of garden.



The property is in a quiet corner position within the cul de sac. **GARAGE IN BLOCK** to front of property with off street parking in front of it.



TOTAL FLOOR AREA: 957 sq. ft. (88.9 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floor plan, measurements of area, window, doors and other details are approximate and no responsibility is taken for any error, omission or misstatement. The floor plan is provided as a guide only and should not be used for any purpose other than that for which it was intended. The services, systems and appliances shown here are not guaranteed and no guarantee is given for their operation or reliability for the future.  
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### 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.