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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Stambridge Road, Stambridge, Rochford, SS4 1EG



**Guide Price:
£650,000 - £700,000**

Situated in a semi rural position in Stambridge is this four double bedroom detached executive family home, offering spacious accommodation with two reception rooms, en suite to bedroom one, rear garden measuring approximately 80ft, integral garage and own driveway providing off street parking for several vehicles.

Viewing advised. Council Tax Band: G.

EPC Rating: C. Our Ref: 20439.

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Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation with under stairs storage cupboard. Radiator. LVT wood effect flooring. Plastered ceiling.



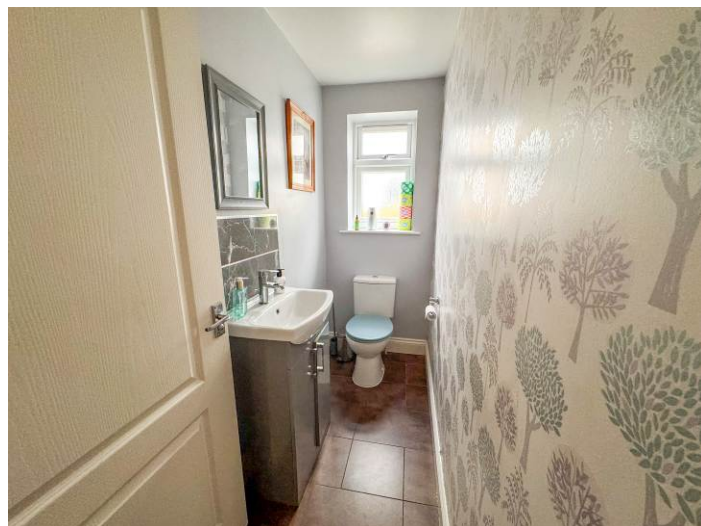
DINING ROOM 15' 9" x 10' 10" (4.8m x 3.3m)

Double glazed bay window to front aspect. Radiator. Plastered ceiling.



GROUND FLOOR WC

Obscure double glazed window to side aspect. A two piece suite comprising inset wash hand basin with chrome mixer tap and vanity storage below and close coupled wc. Tiled flooring. Plastered ceiling.



LOUNGE 19' 10" x 13' 11" (6.05m x 4.24m)

Double glazed bi-folding doors providing access to rear garden. Radiators. LVT wood effect flooring. Plastered ceiling. Door providing access to kitchen.



KITCHEN 19' 8" x 11' 9" (5.99m x 3.58m)

Double glazed window to rear aspect. Double glazed door providing access to rear garden. Recently fitted modern high gloss base and eye level units incorporating work surface with one and a half inset sink drainer unit. Tiled splash backs. Integrated electric oven with electric hob and contemporary extractor above. Integrated appliances. Breakfast bar. Space and plumbing for washing machine and tumble dryer. Space and housing for American style fridge freezer. Plastered ceiling with inset LED spotlighting.



FIRST FLOOR GALLERIED LANDING

Double glazed window to front aspect.



BEDROOM ONE 13' 11" x 13' 9" (4.24m x 4.19m)

Double glazed window to rear aspect. Fitted wardrobes with mirror fronted sliding doors to one wall. Radiator. Plastered ceiling. Door to en suite.



BEDROOM TWO 18' 9" x 10' 10" (5.72m x 3.3m)

Double glazed window to front aspect. Radiator. Plastered ceiling.



EN SUITE

Obscure double glazed window to side aspect. A three piece suite comprising corner shower cubicle with thermostatic shower and marble effect splash back, inset wash hand basin with chrome mixer tap and vanity drawer storage below and close coupled wc. Heated towel radiator. Extractor fan. Feature brick tiled wall. Plastered ceiling.



BEDROOM THREE 11' 9" x 11' 2" (3.58m x 3.4m)

Double glazed window to rear aspect. Radiator. Plastered ceiling.



BEDROOM FOUR 14' 7" x 8' 8" (4.44m x 2.64m)

Double glazed window to front aspect. Radiator. Plastered ceiling.



FAMILY BATHROOM

Obscure double glazed window to side aspect. A three piece suite comprising panelled bath with thermostatic shower over and full height glass shower screen, inset wash hand basin with chrome mixer tap and vanity storage below and close coupled wc. Chrome heated towel radiator. Tiled flooring. Part tiled walls. Plastered ceiling with inset LED spotlighting.



EXTERIOR.

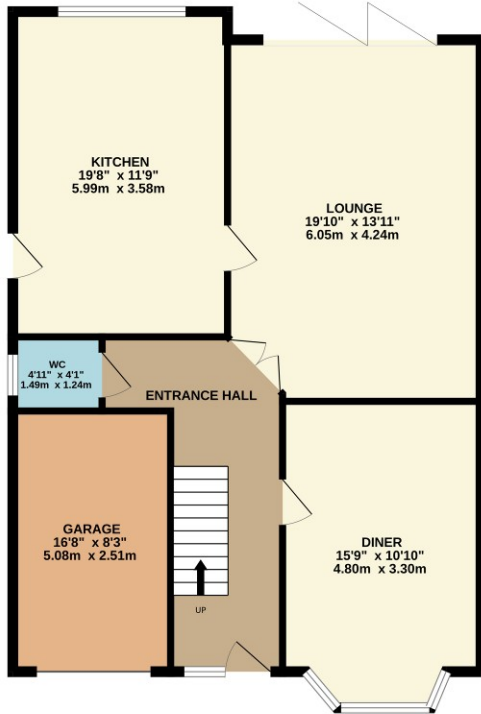
The **REAR GARDEN** measures approximately 80ft (24.38m) commencing with patio area leading to garden. Mainly laid to lawn. Fencing to boundaries. Sleeper edging with flower and shrub borders. Enclosed **HOT TUB** which could be available under separate negotiation. Gates to either side providing access to front.



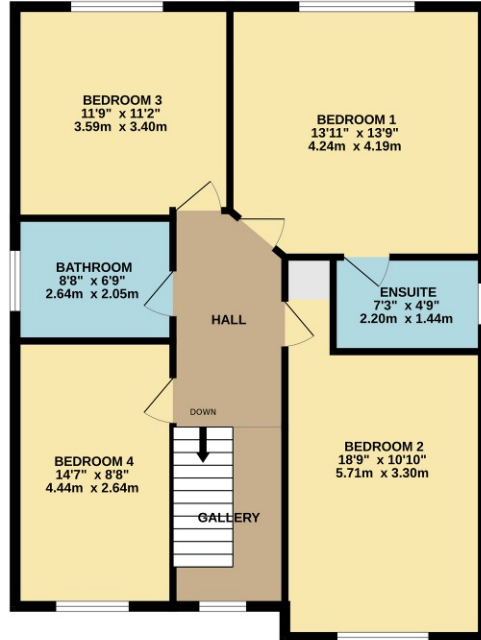
The **FRONT** has block paved driveway providing off street parking for several vehicles leading to **INTEGRAL GARAGE** with up and over door. Power and light.



GROUND FLOOR
922 sq.ft. (85.7 sq.m.) approx.



1ST FLOOR
864 sq.ft. (80.3 sq.m.) approx.



TOTAL FLOOR AREA: 1786 sq.ft. (166.0 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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