

## Alfred Gardens, Rochford SS4 1JX



£500,000

Situated on the new Elizabeth Gardens / Hall Road development is this immaculate four bedroom detached family home occupying a corner plot position in a desirable location and benefiting from having en suite to master bedroom, two reception rooms, open plan kitchen/breakfast, own driveway providing off-street parking and double length garage.

Overlooking open parkland and play areas to the front. Walking distance to all local amenities.

EPC Rating: B. Our Ref 17063

**Directions:** Proceeding from the Spa roundabout at the centre of Hockley take the 2nd exit into Southend Road which in turn leads into Main Road. Continue for approx one mile and upon reaching the mini roundabout continue straight ahead into Hall Road, take the first exit at the next roundabout and continue straight over at the following. Take the first turning on the left hand side into Elizabeth Gardens and then the first turning on the right into James Drive. Alfred Gardens is the second turning on the left.



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Entrance via double glazed entrance door to

## ENTRANCE HALL

Stairs to first floor accommodation.



## GROUND FLOOR CLOAKROOM/WC

Obscure double glazed window to the front aspect. Low level WC. Wash hand basin. Tiled floor. Part tiled walls. Plastered ceiling. Chrome heated towel rail.

## SNUG 9' 4" x 7' 9" (2.84m x 2.36m)

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



## LOUNGE 17' 9" x 10' 8" (5.41m x 3.25m)

Double glazed window to the front aspect. Double glazed French doors, with full height windows to both sides, providing access to rear garden. Plastered ceiling. Radiator.

## OPEN PLAN KITCHEN/BREAKFAST ROOM 19' 1" max x 14' 7" max (5.82m x 4.44m)

Two double glazed windows to the side aspect. Double glazed window to the rear aspect. Double glazed French doors, with full height window to once side, providing access to rear. Comprehensive range of modern high gloss base and eye level units. Wood effect work surfaces. Inset stainless steel sink drainer unit. Integrated eye level electric oven. Separate four ring gas hob. Extractor hood. Integrated dish washer. Integrated washer/dryer. Integrated fridge/freezer. Wood effect flooring. Plastered ceiling. Inset spot lights. Radiator.



## FIRST FLOOR ACCOMMODATION

### LANDING

Double glazed window to the rear aspect. Spacious airing cupboard with storage space.

**BEDROOM ONE 11' 6" x 10' 8" (3.51m x 3.25m)**

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

**EN SUITE**

Obscure double glazed window to the front aspect. Low level WC with concealed cistern. Wall mounted wash hand basin. Double walk-in shower cubicle with thermostatic shower. Tiled floor. Part tiled walls. Plastered ceiling. Inset spot lights.

**BEDROOM TWO 11' 1" x 10' 11" (3.38m x 3.33m)**

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

**BEDROOM THREE 9' 11" x 9' 6" (3.02m x 2.9m)**

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

**BEDROOM FOUR 9' 5" x 7' 6" (2.87m x 2.29m)**

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

**FAMILY BATHROOM 8' 2" x 7' 6" (2.49m x 2.29m)**

Obscure double glazed window to the side aspect. Low level WC with concealed cistern. Wall mounted wash hand basin. Panelled bath with glass shower screen and thermostatic shower over. Tiled floor. Part tiled walls. Plastered ceiling. Inset spot lights. Chrome heated towel rail.

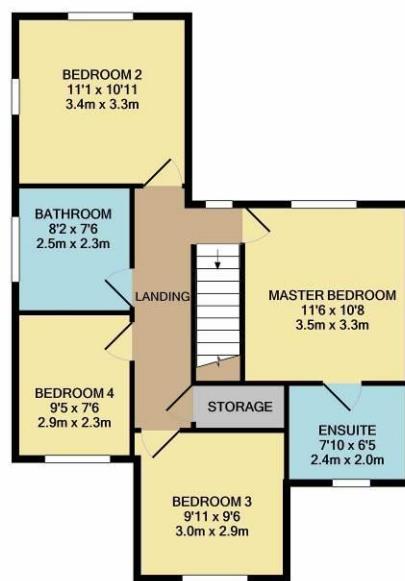


## EXTERIOR

The **REAR GARDEN** commences with paved patio area leading to laid lawn. Side gate providing access to front.



The **FRONT** has own driveway providing off-street parking which in turn leads to **DOUBLE LENGTH DETACHED GARAGE 23' x 10' (7.01m x 3.05m)** with pitched roof, up and over door, power and light, personal door to rear garden.



TOTAL APPROX. FLOOR AREA 1491 SQ.FT. (138.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 indicative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.

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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.