

EST. 1999

WILLIAMS AND DONOVAN

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## Rectory Avenue, Rochford, SS4 3AW



Guide Price:  
£475,000 - £500,000

Situated in the popular Rectory Avenue in Rochford is this larger than average, immaculate four bedroom family home with spacious lounge, modern kitchen/diner, two en suites, ground floor wc and large car port. Close to local shops, amenities and mainline railway station to London, Liverpool Street.

Council Tax Band: E. EPC Rating: C.  
Viewing recommended. Our Ref: 19562.

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Accommodation comprises:

Entry through gated front with composite front door to entrance hall.

### ENTRANCE HALL

Stairs to first floor accommodation. Radiator Solid oak flooring. Coving to plastered ceiling. Double French doors to lounge.



### LOUNGE 18' 11" x 11' 7" (5.77m x 3.53m)

uPVC double glazed bay window to front aspect. uPVC double glazed French doors leading to conservatory. Feature fireplace with gas fire. Solid oak flooring. Coving to plastered ceiling.



### CONSERVATORY 8' 11" x 5' 10" (2.72m x 1.78m)

uPVC double glazed windows. uPVC double glazed door leading to rear garden. Solid oak flooring. Plastered ceiling.



### GROUND FLOOR WC

uPVC double glazed window to rear aspect. A two piece suite comprising inset sink with vanity storage below and close coupled wc. Half tiled walls. Radiator. Tiled flooring.

### UTILITY ROOM 6' 10" x 5' 6" (2.08m x 1.68m)

uPVC double glazed door providing access to rear garden. A range of base and eye level units incorporating granite work surface with inset sink drainer unit. Plumbing and space for washing machine. Boiler. Tiled flooring. Radiator.



### **KITCHEN 27' 5" x 17' 10" (8.36m x 5.44m)**

uPVC double glazed window to front aspect. A comprehensive range of modern solid oak base and eye level units incorporating granite work surface with inset sink drainer unit with mixer tap. Space for double fridge freezer. Integrated dishwasher. Double oven. Six ring gas hob with extractor fan. Integrated microwave. Bespoke glass splash backs. Under skirting lighting. Tiled flooring with under floor heating. Plastered ceiling. Leading through to dining area.



### **DINING AREA**

Three sky lights. uPVC double glazed window to side aspect. uPVC double glazed bi fold doors with integral blinds. providing access to rear garden. Leading through to sitting room.



### **SITTING ROOM 10' 8" x 8' 8" (3.25m x 2.64m)**

uPVC double glazed window to rear aspect. Plastered ceiling. Tiled flooring with under floor heating.



### **FIRST FLOOR LANDING**

### **BEDROOM ONE 17' 6" x 9' 3" (5.33m x 2.82m)**

Two uPVC double glazed windows to rear aspect. Radiator. Wardrobe with dressing area. Door to en suite.



### EN SUITE SHOWER ROOM (RECENTLY FITTED)

A three piece suite comprising shower, inset sink with vanity storage below and close coupled wc. Tiled flooring. Tiled walls. Radiator.



### BEDROOM TWO 11' 10" x 11' 2" (3.61m x 3.4m)

uPVC double glazed window to front aspect. Built in wardrobes. Radiator. Plastered ceiling. Wood effect flooring. Door to en suite.



### EN SUITE SHOWER ROOM (FITTED APPROX 2.5 YEARS AGO)

uPVC double glazed window to rear aspect. A three piece suite comprising shower, inset sink with vanity storage below and back to wall wc. Towel rail. Tiled walls. Tiled flooring. Plastered ceiling.

### BEDROOM THREE 16' 9" x 8' 4" (5.11m x 2.54m)

Two uPVC double glazed windows front aspect. Plastered ceiling. Radiator. Wardrobe.

### BATHROOM (FITTED APPROX 2 YEARS AGO)

uPVC double glazed window to rear aspect. A three piece suite comprising L-shaped bath with tiled surround and shower above, inset wash hand basin with vanity storage below and close coupled wc. Tiled walls. Tiled flooring. Towel rail. Plastered ceiling.



### EXTERIOR.

The **REAR GARDEN** is south facing measuring **approximately 50ft (15.24m)** commencing with paved patio area leading to garden. Artificial lawn. Raised shrubbery bed. Storage unit. Bar area.

The **FRONT** has a gated area with block paving leading to **CAR PORT 21' 8" x 11' 2" (6.6m x 3.4m)**.

### Agents Note:

The property has a security alarm system/CCTV.

