

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Russell Grove, Stambridge, Rochford, SS4



Guide Price:
£325,000 - £350,000

Situated in the semi rural village of Stambridge, within walking distance of all local amenities, backing directly onto open fields is this three bedroom end terraced house with large open plan lounge/diner and secluded rear garden with stunning views across open fields. Viewing advised. No onward chain.

Council Tax Band: C. EPC Rating: TBC. Our Ref: 20373.

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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. Tiled effect flooring. Plastered ceiling.



LOUNGE/DINER 26' 4" x 12' 10" (8.03m x 3.91m)

Double glazed window to front aspect. Radiators. Coving to ceiling. Open plan through to dining area.



DINING AREA

Double glazed patio doors providing access to rear garden. Radiator. Tiled flooring. Plastered ceiling. Open plan through to kitchen with feature stained glass window divide.



KITCHEN 11' 10" x 10' 10" (3.61m x 3.3m)

Double glazed windows to rear aspect. A range of base and eye level units incorporating roll top work surface with inset stainless steel sink drainer unit. Integrated electric oven. Gas hob with stainless steel splash back and stainless steel extractor chimney above. Space and plumbing for dishwasher. Under stairs storage cupboard. Plastered ceiling. Door to conservatory.



CONSERVATORY 15' 5" x 7' 3" (4.7m x 2.21m)

Double glazed French doors providing access to rear garden. Space and plumbing for appliances. Tiled flooring.



FIRST FLOOR LANDING

Double glazed window to side aspect. Airing cupboard.

BEDROOM ONE 13' x 12' 1" (3.96m x 3.68m)

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



BEDROOM TWO 11' 4" x 9' 2" (3.45m x 2.79m)

Double glazed window to rear aspect. Fitted wardrobes with oak sliding doors to one wall. Radiator. Wood effect flooring. Plastered ceiling.



BEDROOM THREE 8' 4" x 7' 8" (2.54m x 2.34m)

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



EXTERIOR.

A BEAUTIFUL SECLUDED REAR GARDEN commencing with patio area leading to garden. Laid to lawn. A further decked area providing a perfect outdoor seating space overlooking the stunning open fields and farmland to rear. Gate providing access to front.



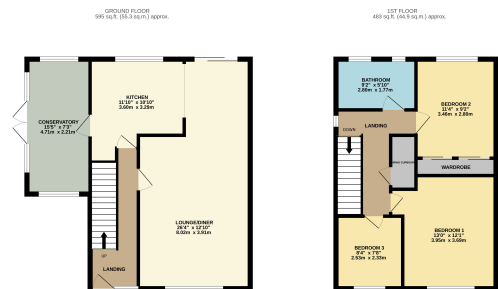
BATHROOM

Two obscure double glazed window to rear aspect. A modern fitted bathroom comprising panelled bath with chrome taps, shower over and full height glass shower screen, pedestal wash hand basin with chrome mixer taps and close coupled wc. Heated towel radiator. Tiled effect flooring. Part tiled walls. Plastered ceiling with inset LED spotlighting.



The property is in a private cul de sac position approached via Russell Grove with communal green area to front.

There is a **GARAGE IN BLOCK** to the rear with parking to rear of property.



TOTAL FLOOR AREA: 1071 sq. ft. (101 sq. m.) approx.
All areas shown are approximate and subject to the accuracy of the floor plan and measurements.
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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.