

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Oxford Road, Rochford, SS4 1TE



**Guide Price:
£350,000 - £375,000**

Situated in a popular area of Rochford is this well presented semi detached bungalow with approx 100ft south facing rear garden, large lounge, modern kitchen, conservatory and two double bedrooms. Close to local shops, amenities and mainline railway station to London, Liverpool Street.

Council Tax Band: C. EPC Rating: TBC. Our Ref: 20430.

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Accommodation comprises:

Entrance via entrance door to entrance hall.

ENTRANCE HALL

Radiator. Wood effect laminate flooring. Plastered ceiling.



BEDROOM ONE 14' x 10' 11" (4.27m x 3.33m)

Bay window to front aspect. Radiator. Coving to ceiling.



BEDROOM TWO 12' 6" x 10' 11" (3.81m x 3.33m)

Window to front aspect. Radiator. Wood effect laminate flooring.



SHOWER ROOM

Obscure uPVC double glazed window to side aspect. A three piece suite comprising enclosed corner shower, inset sink with vanity storage below and close coupled wc. Radiator. Wood effect laminate flooring. Tiled walls.



LOUNGE 13' 2" x 10' 11" (4.01m x 3.33m)

uPVC double glazed French doors providing access to conservatory. Radiator. Wood effect laminate flooring. Coving to ceiling.



KITCHEN 10' 11" x 6' 5" (3.33m x 1.96m)

A range of base and eye level units incorporating work surface with inset sink drainer unit. Plastered ceiling with downlights. Integrated oven and hob with extractor fan above. Space for appliances. Tiled walls. Vinyl cushion flooring. Open to conservatory.



CONSERVATORY 20' 9" x 9' 2" (6.32m x 2.79m)

uPVC double glazed windows to all aspects. uPVC double glazed French doors providing access to rear garden. Sky light. Continuation of base level units incorporating work surface with butler sink with mixer tap. Island unit. Space and plumbing for washing machine. Radiator. Vinyl cushion flooring. Plastered ceiling with downlights. Door to lounge.

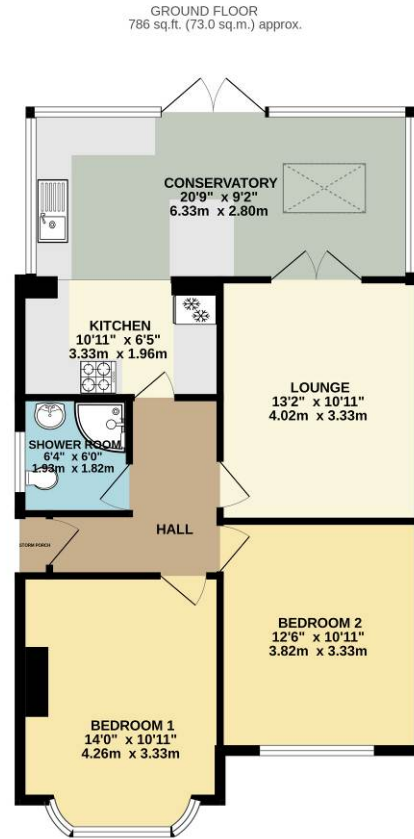


EXTERIOR.

A SOUTH FACING REAR GARDEN measuring approximately 100ft (30.48m). Koi pond. Patio area. Laid to lawn. Pathway to shed with power. Outside tap. Electric power points. Side access to front.



The **FRONT** has a block paved driveway providing off street parking for three vehicles.



TOTAL FLOOR AREA: 786 sq.ft. (73.0 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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