

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Alfred Gardens, Rochford, SS4 1JX



Guide Price £525,000 - £550,000

Situated on the sought after Hall Road development is this immaculate four bedroom detached family home occupying a corner plot position and benefiting from having en suite to master bedroom, two reception rooms, open plan kitchen/breakfast room, own driveway providing off-street parking and double length garage. Overlooking parkland and play areas to the front. Walking distance to all local amenities.

Council Tax Band: E. EPC Rating: B.

Ref 20289

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

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Entrance via double glazed entrance door to

### ENTRANCE HALL

Stairs to first floor accommodation. Wood effect flooring. Plastered ceiling.



### GROUND FLOOR CLOAKROOM

Obscure double glazed window to the front aspect. WC with low level cistern. 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 side windows, 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, providing access to the rear garden. 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.



### 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.



### EN SUITE

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



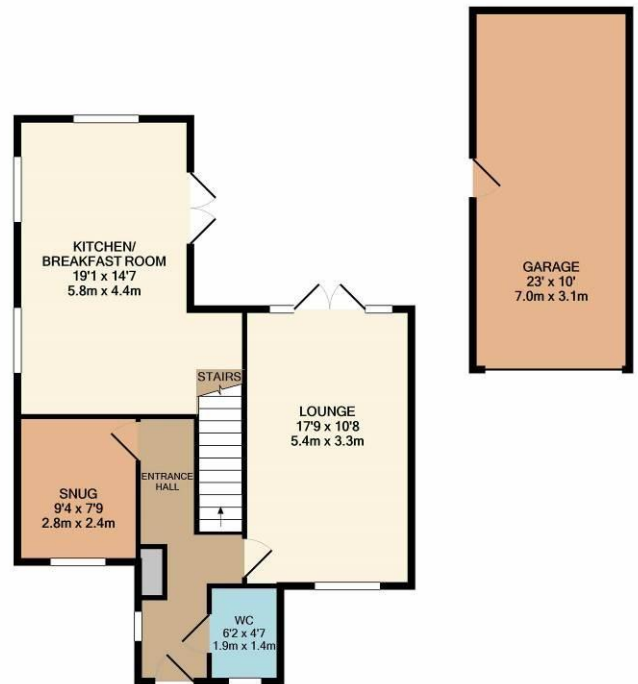
### BEDROOM FOUR 9' 5" x 7' 6" (2.87m x 2.29m)

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



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

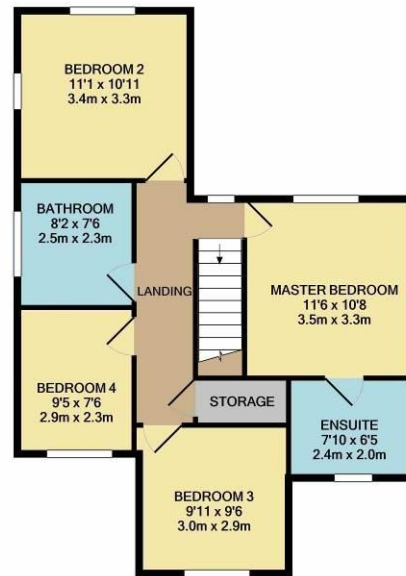
Obscure double glazed window to the side aspect. WC with concealed cistern. Wall mounted wash hand basin. Panelled bath with glass shower screen and thermostatic shower over. Tiled floor. Part tiled walls. Plastered ceiling. Inset spot lights. Chrome heated towel radiator.



GROUND FLOOR  
APPROX. FLOOR  
AREA 859 SQ.FT.  
(79.8 SQ.M.)

**EXTERIOR**

The **REAR GARDEN** commences with paved patio leading to laid lawn. Gate to side providing access to the front.



1ST FLOOR  
APPROX. FLOOR  
AREA 632 SQ.FT.  
(58.7 SQ.M.)

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 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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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 & Over door, power and light, personal door to rear garden

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 show 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.