

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Oxford Road, Rochford, SS4 1TG



Guide Price £375,000 - £400,000

Situated in a popular residential location is this three double bedroom semi-detached bungalow, improved by the current owners with a rear extension and benefiting from having a rear garden measuring approximately 75ft and own driveway providing off street parking. Walking distance to all local amenities. EPC Rating: D. Council Tax Band: D.

**NO ONWARD CHAIN.**

Our Ref 19363

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Entrance via double glazed entrance door to

### ENTRANCE PORCH

Glazed door to

### ENTRANCE HALL

Coving to plastered ceiling. Inset spot lights. Radiators.



### BEDROOM ONE 13' 1" into bay x 12' 2" (3.99m x 3.71m)

Double glazed bay window to the front aspect. Extensive range of fitted bedroom furniture. Coving to plastered ceiling. Radiator.



### BEDROOM TWO 11' 11" x 10' 7" (3.63m x 3.23m)

Double glazed bay window to the front aspect. Wood effect flooring. Coving to textured ceiling. Radiator.



### BEDROOM THREE 10' 3" x 9' 11" (3.12m x 3.02m)

Double glazed window to the side aspect. Fitted bedroom furniture. Coving to plastered ceiling. Inset spot lights. Radiator.



### SHOWER ROOM

WC with low level cistern. Pedestal wash hand basin. Fully tiled corner shower cubicle with electric shower. Tiled floor. Part tiled walls. Plastered ceiling. Inset sky light. Radiator.



### KITCHEN 12' 2" x 7' 3" (3.71m x 2.21m)

Double glazed window to the side aspect. Base and eye level units. Roll edge work surfaces. Inset one and half stainless steel sink drainer unit. Integrated eye level electric oven. Separate gas hob with extractor chimney above. Space for appliances. Wall mounted Valliant boiler. Tiled floor. Tiled walls. Plastered ceiling. Inset spot lights.

### DINING ROOM 9' 11" x 9' 1" (3.02m x 2.77m)

Wood flooring. Plastered ceiling. Inset spot lights. Radiator. Open plan to



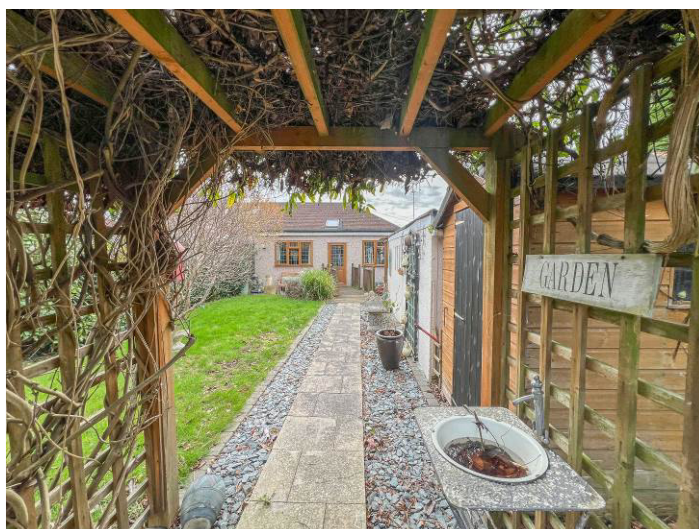
### LOUNGE 24' 5" x 10' 2" (7.44m x 3.1m)

Double glazed windows to the rear aspect. Double glazed door providing access to rear garden. Plastered ceiling. Inset spot lights. Radiator.



### EXTERIOR

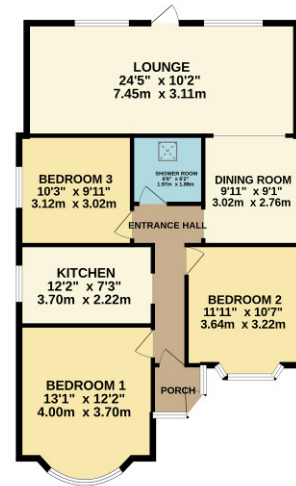
The **SECLUDED REAR GARDEN** measures approximately 75' (22.86m) and commences with decking leading to laid lawn with mature hedges, trees and shrubs. Paved pathway with shingle borders leading to the rear. Further decking area with balustrade. **SUMMERHOUSE**, to remain. **SHED**, to remain. **OUTBUILDING, (converted garage) 16' 2" x 8' 8" (4.93m x 2.64m)** with power and light. Gate to side providing access to the front.





The **FRONT** has own block paved driveway providing off-street parking with shared access to the side.

GROUND FLOOR  
1065 sq.ft. (99.0 sq.m.) approx.



TOTAL FLOOR AREA: 1065 sq.ft. (99.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, closets 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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