

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Alexandra Road, Rochford, SS4 3HB



Guide Price:
£600,000 - £625,000

Situated in a popular area within Rochford is this immaculate four bedroom detached family home with spacious lounge, en suite to bedroom one, 70ft southeast facing landscaped rear garden, driveway providing off street parking for three/four vehicles and garage.

Council Tax Band: F. EPC Rating: TBC.

Viewing highly recommended. Our Ref: 19633.

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Accommodation comprises:

Entrance via uPVC entrance door to entrance hall.

ENTRANCE HALL

Wood effect laminate flooring. Stairs to first floor accommodation with under stairs storage. Radiators. Door to garage. Coving to plastered ceiling.



KITCHEN 12' 5" x 10' 2" (3.78m x 3.1m)

Double glazed bay window to front aspect. A comprehensive range of base and eye level units incorporating roll top work surface with inset sink drainer unit. Tiled splash backs. Integrated oven. Induction hob with extractor fan above. Integrated fridge. Integrated dishwasher. Tiled flooring. Door to utility room.



UTILITY ROOM 10' 2" x 5' (3.1m x 1.52m)

Double glazed door to side aspect. A range of base and eye level units incorporating roll top work surface with inset sink drainer unit. Continuation of tiled flooring.



GROUND FLOOR WC

uPVC double glazed window to side aspect. A two piece suite comprising inset sink with vanity storage below and close coupled wc. Radiator. Wood effect laminate flooring.



LOUNGE 22' x 14' 2" (6.71m x 4.32m)

uPVC double glazed window rear aspect. uPVC double glazed French doors providing access to rear garden. Feature fireplace. Radiators. Wood effect laminate flooring.



DINING ROOM 11' 8" x 10' 2" (3.56m x 3.1m)

uPVC double glazed window to side aspect. Radiator. Wood effect laminate flooring. Coving to plastered ceiling.



STUDY 6' 11" x 6' 9" (2.11m x 2.06m)

uPVC double glazed window to side aspect. Radiator. Coving to plastered ceiling. Wood effect laminate flooring.



SPACIOUS FIRST FLOOR LANDING

Large airing cupboard. Access to loft. Coving to plastered ceiling.



BEDROOM ONE 15' 10" x 11' 10" (4.83m x 3.61m)
uPVC double glazed window front aspect. Radiator.
Coving to plastered ceiling. Door to en suite.



BEDROOM TWO 12' 1" x 10' 8" (3.68m x 3.25m)
uPVC double glazed window to rear aspect. Large wardrobe. Radiator.



EN SUITE SHOWER ROOM

A three piece suite comprising shower unit, wall mounted wash hand basin and close coupled wc. Heated towel rail. Tiled walls. Tiled flooring.



BEDROOM THREE 12' 11" x 11' 4" (3.94m x 3.45m)
uPVC double glazed window to rear aspect. Radiator.
Coving to plastered ceiling.



BEDROOM FOUR 12' x 8' 5" (3.66m x 2.57m)

uPVC double glazed window to front aspect. Fitted wardrobes. Radiator. Coving to plastered ceiling.



BATHROOM

uPVC double glazed window to side aspect. A four piece suite comprising panelled bath, shower cubicle, inset wash hand basin with vanity storage below and close coupled wc. Heated towel rail. Tiled walls. Tiled flooring. Coving to plastered ceiling with inset downlights.



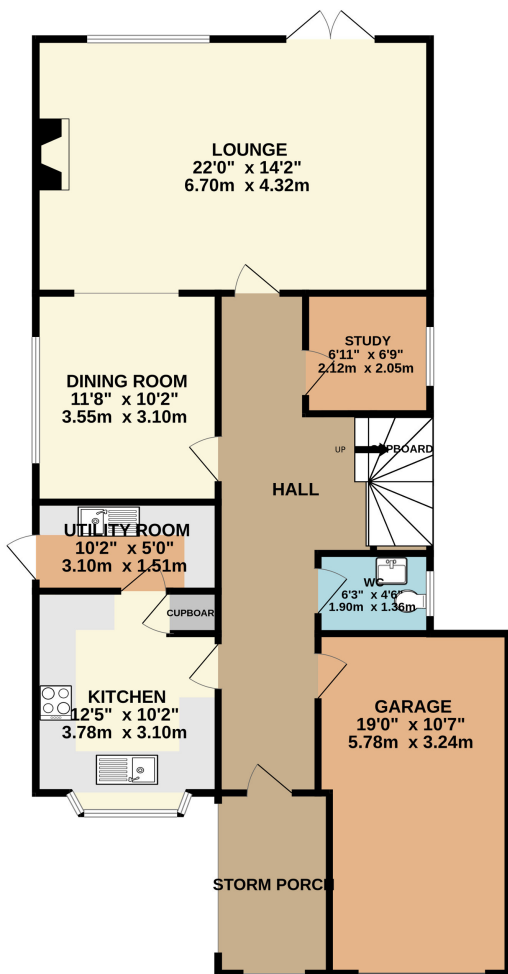
EXTERIOR.

The southeast facing REAR GARDEN measuring approximately 70ft (21.34m) commencing with patio area with bar. Circular summerhouse housing a sauna to remain subject to separate negotiation. Laid to lawn. Greenhouse. Shed. Patio to rear. Side access to front.

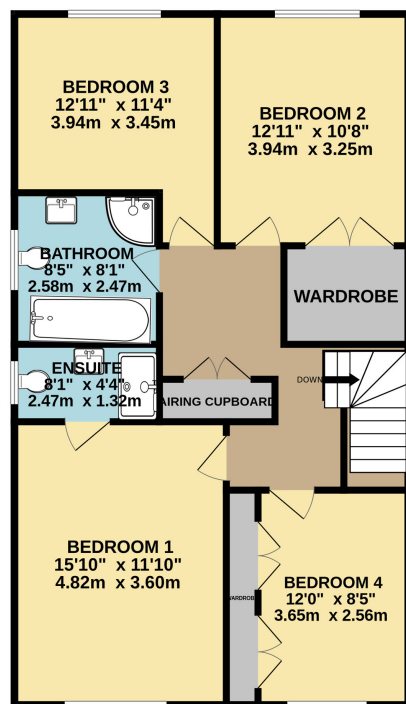


The **FRONT** has a block paved driveway providing off street parking for approximately four vehicles leading to **GARAGE** with up and over door.

GROUND FLOOR
1127 sq.ft. (104.7 sq.m.) approx.



1ST FLOOR
847 sq.ft. (78.7 sq.m.) approx.



TOTAL FLOOR AREA : 1975 sq.ft. (183.5 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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