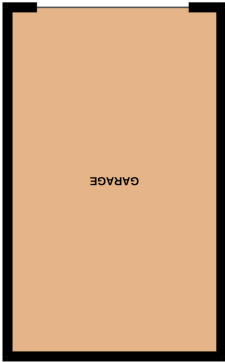
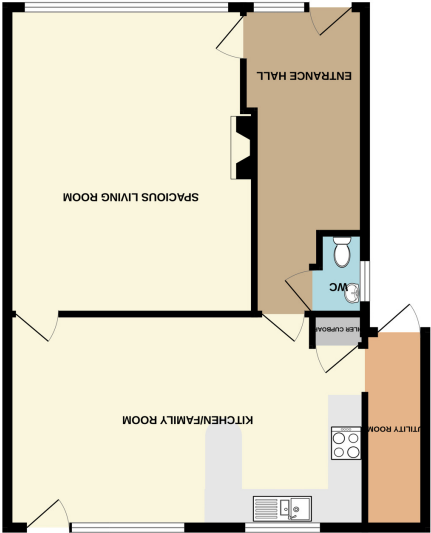
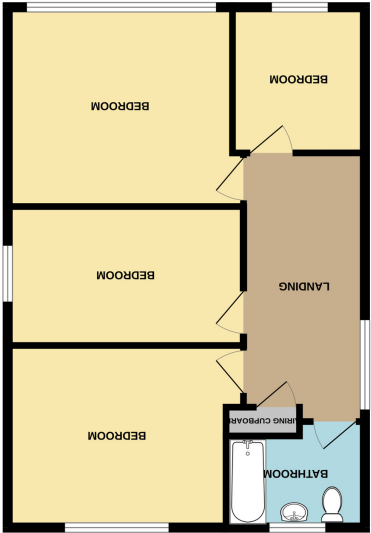
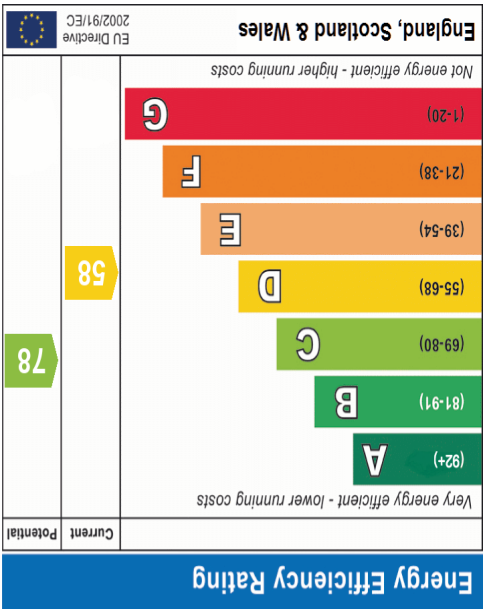


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.



TOTAL FLOOR AREA: 1582 sq. ft. (146.9 sq.m.) approx.
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FRONTAGE

Approached from the road via a drop kerb to a block paved driveway to 2/3 vehicles, providing access to lower integral garage. Block paved return external staircase leading to entrance, with extended block pathed veranda. UPVC composite entrance door with obscure lead light double glazed inserts and corresponding side panel into entrance hall.

ENTRANCE HALL

6' 7" x 18' 1" (2.01m x 5.51m) Smooth plastered coved ceiling with ceiling light point. Wall mounted panelled radiator. Solid Oak flooring laid throughout. Internal Oak door opening to ground floor WC.

GROUND FLOOR WC

Smooth plastered angled ceiling. UPVC obscure double glazed window to side aspect. Ceramic tiled walls with inlaid split level border. Wall mounted panelled radiator. Push flush WC. Suspended wash basin with mixer tap. Tile effect vinyl floor tiles. Oak internal door from hallway through to living room.

LIVING ROOM

14' 0" x 18' 0" (4.27m x 5.49m) UPVC double glazed window to front aspect. Obscured glass UPVC double glazed window to side aspect. Smooth plastered coved ceiling. Ceiling light point. Two wall mounted light points. Wall mounted double banked panelled radiator. Feature centered Cast Iron Gas fireplace with polished marble surround. Granite hearth. Solid Oak flooring laid throughout. The living room has dual access from kichen/family room and entrance hall. Internal Oak door from living room to kitchen/family room/diner.

KITCHEN/FAMILY ROOM/DINER

21' " x 12' 8" (NaNm x 3.86m)
Kitchen Area; UPVC double glazed window to rear aspect overlooking garden. Smooth plastered ceiling with ceiling light point. Kitchen comprises of a range of wall mounted and base level kitchen cabinet & drawer units. Monobloc style rolled edge worktops incorporating a one and a half bowl sink unit with mixer tap and drainer. Ceramic tiled splashbacks. Space for free standing oven with pull out extractor canopy above. Space & plumbing for dishwasher. Tiled flooring laid throughout. Space for upright fridge/freezer x 2 inset to cabinet surround with overhead wine storage. Larder/storage cupboard with wall mounted boiler. Ceramic tiled flooring continuing to the dining area.
Dining area; smooth plastered ceiling and ceiling light point. UPVC double glazed window and door opening to garden. Two low level skirting heaters to the dining area.

UTILITY ROOM

11' 1" x 3' 8" (3.38m x 1.12m) UPVC obscured glass double glazed entrance door providing front access to the property. Smooth plastered ceiling with inset spotlights. Space & plumbing for washing machine. Worktop providing addition space for tumble dryer. Continuation of ceramic tiled flooring from kitchen/family room/diner.

FIRST FLOOR LANDING

Via a carpeted staircase with Oak and glass finish balustrades/handrail. Smooth plastered ceiling with ceiling light point. UPVC obscure double glazed window to side aspect. Built in airing cupboard. Wall mounted cental heating thermostat. Wall mounted panelled radiator. Carpet laid throughout.

BEDROOM ONE

12' 10" PLUS DOOR RECESS OF 2' 0" x 11'9". UPVC double glazed window to front aspect with far reaching views towards London. Smooth plastered coved ceiling with ceiling light fan. Wall mounted double banked panelled radiator. Carpet laid throughout.

BEDROOM TWO

13' 1" PLUS DOOR RECESS OF 1' 9" x 10'8". UPVC double glazed window to rear aspect. Smooth plastered coved ceiling with ceiling light point. Wall mounted double banked panelled radiator. Wood laminate flooring laid throughout.

BEDROOM THREE

14' 10" x 8' 0" (4.52m x 2.44m) NARROWS TO 5'3". UPVC double glazed window to side aspect. Smooth plastered coved ceiling with ceiling light point. Access to loft via pull down loft hatch. Wall mounted panelled radiator. Wood laminate flooring laid throughout.

BEDROOM FOUR

8' 7" x 7' 9" (2.62m x 2.36m) UPVC double glazed window to front aspect with far reaching views towards London. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Wood laminate flooring laid throughout.

BATHROOM

UPVC obscure double glazed window to rear aspect. Smooth plastered ceiling with ceiling light point. Ceramic tiled walls with feature contrasting quartz tiling to the bath area. Complementary quartz tiled flooring throughout. Suite comprises; panelled bath with mixer tap and shower attachment. Electric Aqualisa shower over. Glass shower screen. Pedestal wash basin with mixer tap. Push flush WC. Victorian style heated towel rail/radiator combination.

LANDSCAPED GARDEN

Commences with a natural Sandstone patio which extends around the side of the property with gated access to the front. The remainder of the garden is of artificial lawn area with brick retaining wall and raised flower / shrub bed borders. There is also a recently laid large decking area to the far end. Timber fenced boundaries to all aspects.

GARAGE

Up and over door from front. Power and lighting connected.

COUNCIL TAX BAND D

ROCHFORD DISTRICT COUNCIL

