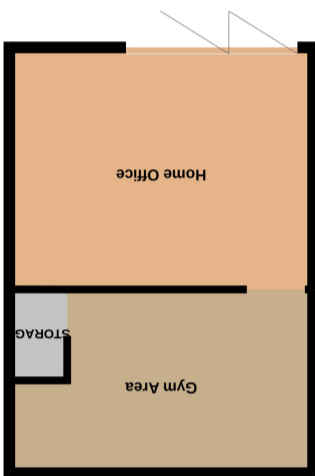
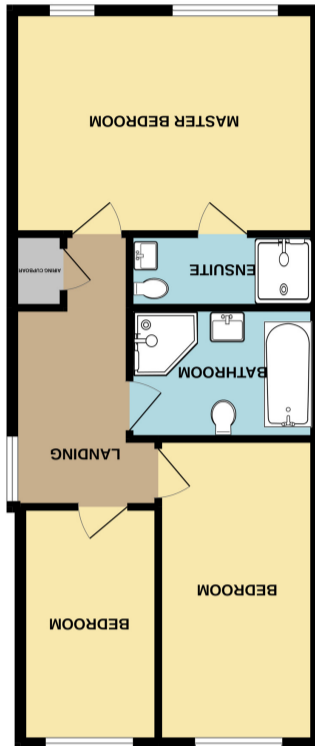


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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.

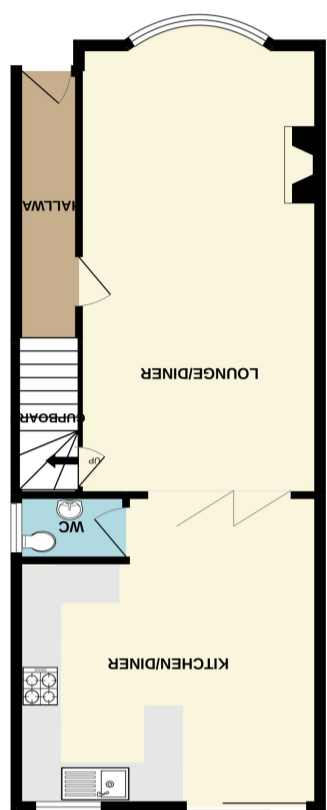
TOTAL FLOOR AREA: 1501 sq.ft. (139.5 sq.m.) approx.
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CUT BUILDING
335 sq.ft. (31.1 sq.m.) approx.



1ST FLOOR
571 sq.ft. (53.1 sq.m.) approx.



GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.





ENTRANCE HALL

Via composite double glazed entrance door. Feature Victorian style tiled flooring throughout. UPVC double glazed high level window to side aspect.

OPEN PLAN BAY FRONTED LOUNGE DINER

22' 11" x 12' 3" (6.99m x 3.73m) Double glazed bay window to front aspect. Log burner inset to fire place. Under stair multi compartment drawer / storage units and cupboard. Feature herringbone Karndean flooring throughout. Inner doors open to kitchen family room.

KITCHEN FAMILY ROOM

15' 10" x 15' 5" (4.83m x 4.70m) Bi-folding patio doors opening to garden. Wood laminate flooring to dining area and ceramic tiled flooring to kitchen area. To the kitchen area is an integral dishwasher, fridge freezer and space and plumbing for washing machine. Concealed wall mounted combi' boiler.

GROUND FLOOR W/C

UPVC obscure double glazed window to side aspect. White dual flush W/C and suspended wash basin to vanity storage unit. Wood laminate flooring.

FIRST FLOOR LANDING

Via carpeted staircase. UPVC double glazed window to side aspect. Herringbone Karndean flooring to landing. Built-in storage cupboard. Access to loft.

MASTER BEDROOM

12' 11" to fitted wardrobes x 11' 5" (3.94m x 3.48m) Two UPVC double glazed windows with views over King Georges playing fields. Fitted wardrobes to flank wall. Wood laminate flooring. Door to en- suite shower room.

MODERN FITTED EN-SUITE SHOWER ROOM

9' 7" x 3' 9" (2.92m x 1.14m) Double shower cubicle with glass opening door. Tiled enclosure with thermostatic mixer shower. Remainder tiled flooring and walls. Wash basin inset to vanity unit with concealed cistern WC.

BEDROOM TWO

15' 5" x 7' 11" (4.70m x 2.41m) UPVC double glazed window to rear aspect. Wood laminate flooring.

BEDROOM THREE

12' 0" x 7' 0" (3.66m x 2.13m) UPVC double glazed window to rear aspect. Carpeted throughout.

CONTEMPORARY FOUR PIECE BATHROOM SUITE

9' 7" x 6' 8" (2.92m x 2.03m) Modern fitted bathroom with tiled flooring throughout. Chrome heated towel rail. Suite comprises; corner shower cubicle with thermostatic mixer shower inset, bath tub with tiled surround, concealed cistern WC and wash basin inset to vanity drawer units.

GARDEN IN EXCESS OF 150FT

Commences with a timber raised decking area with step down to lawn and side path leading to outbuilding with office area and gym area.

DETACHED DOUBLE GLAZED OUTBUILDING

Office Area: 15' 7" x 12' 4" (4.75m x 3.76m) Inner doorway through to:

Gym Area: 15' 7" x 12' 0" (4.75m x 3.66m)

Insulated, power and lighting connected throughout. Wall mounted thermostatic heaters.

COUNCIL TAX BAND D

Rochford District Council

