

Ashingdon Road, Rochford SS4 1RE



O.I.E.O. £300,000

A spacious three bedroom semi-detached family home benefiting from having an impressive rear garden measuring approximately 125ft, large kitchen/diner, conservatory and own driveway providing off-street parking for two vehicles. Within walking distance to Golden Cross shops and close to local schools and bus routes. Viewing recommended.

EPC Rating: tbc. Our Ref 16142

Directions: Proceed from the Hockley area along Spa Road under the railway bridge which becomes Greensward Lane and after approximately one and a half miles becomes Ashingdon Road.



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Company No. 4510230 VAT Registration No. 725 9879 75

Entrance via

ENTRANCE PORCH

Double glazed door to

ENTRANCE HALL

Stairs to first floor accommodation. Under stairs storage cupboard. Radiator.

LOUNGE 14' 7" x 12' 6" (4.44m x 3.81m)

Double glazed bay window to the front aspect. Fireplace with inset gas fire. Radiator.



LARGE KITCHEN/DINER 18' 9" x 11' 10" (5.72m x 3.61m) Double glazed window to the rear aspect. Door to conservatory. Range of base and eye level units. Roll edge work surfaces. Inset one and half sink drainer unit. Space for Range cooker. Tiled splash backs. Walk-in shelf larder cupboard. Fireplace with space for electric log burner. Wood effect floor. Radiator.



CONSERVATORY 11' 7" x 9' 8" (3.53m x 2.95m)

Double glazed windows to the side and rear aspects. Double glazed French doors providing access to rear garden. Space and plumbing for appliances. Wood effect flooring. Radiator.



GROUND FLOOR SHOWER ROOM

Obscure double glazed window to the rear aspect. Low level WC. Wash hand basin. Shower cubicle with folding door. Tiled floor. Tiled walls. Inset spot lights. Radiator.



FIRST FLOOR ACCOMMODATION

LANDING

Large access hatch with loft ladder, to loft which covers the entire roof space and is three quarters boarded.

BEDROOM ONE 14' 7" x 12' 6" (4.44m x 3.81m)

Double glazed bay window to the front aspect. Fitted wardrobes including double wardrobes, over-head cupboards and dressing table. Radiator.



BEDROOM TWO 12' 6" x 11' 11" (3.81m x 3.63m)

Double glazed window to the rear aspect. Radiator.



BEDROOM THREE 7' 8" x 6' 11" (2.34m x 2.11m)

Double glazed window to the front aspect. Radiator.



BATHROOM

Obscure double glazed window to the rear aspect. Low level WC. Pedestal wash hand basin. Bath with shower over. Radiator.



EXTERIOR

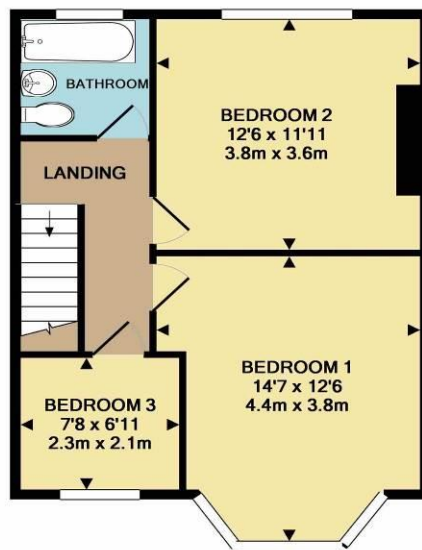
The **REAR GARDEN** measures approximately 125' (38.1m) and commences with large patio providing space for seating. Laid lawn. **POND**, with water feature. **SHED** to remain. Gate to side providing access to the front.



The **FRONT** has own driveway providing off-street parking for two vehicles.



GROUND FLOOR
APPROX. FLOOR
AREA 614 SQ.FT.
(57.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 458 SQ.FT.
(42.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1072 SQ.FT. (99.6 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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