



MEESONS MEAD, ROCHFORD  
£475,000 FREEHOLD

## LOVELY SPACIOUS THREE-BEDROOM DETACHED FAMILY HOME.

Leigh On Sea | 01702 470625 | leighonsea@winkworth.co.uk

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)



**DESCRIPTION:**

Winkworth are delighted to bring to the market this lovely spacious three-bedroom detached family home, set on very good size plot with a beautiful rear garden and driveway to the front.

Perfectly located in a Cul-de-Sac position and close to Rochford Town centre, a short walk of Rochford Station with direct line to London Liverpool Street and the Elizabeth Line. Also close to Rochford's popular schools. Viewing highly advised.

Entrance via Double glazed entrance door to entrance hall.

SPACIOUS ENTRANCE HALL: - 12'36 x 11'27. Double glazed lead light bay window to front. Stairs to first floor with under stairs storage cupboard. Radiator. Coving to ceiling.

KITCHEN: - 10'72" x 8'78". Double glazed window to front. Obscure double-glazed door to side aspect. A comprehensive range of solid Lime Oak modern fitted units to eye and base level incorporating work surface with inset sink drainer unit. Inset Stoves four ring gas hob with extractor hood above. Eye level Stoves oven. Integrated fridge freezer. Integrated dishwasher and integrated washing machine. Part tiled walls and tiled flooring. Coving to ceiling with inset spotlighting.

GROUND FLOOR BATHROOM: - Obscure

double-glazed lead light feature window to side. A modern three-piece suite comprising panelled bath with shower attachment and shower over, wall mounted wash hand basin and low level wc. Heated towel rail. Inset spotlighting to ceiling. Tiled walls and tiled flooring.

LOUNGE: - 23'1" x 14'61 max (L-shaped). Double glazed patio doors providing access to conservatory. Feature fireplace with inset gas fire. Radiator. Coving to ceiling.

DINING ROOM/SECONDARY CONSERVATORY: - 12'55" x 8'55". Double glazed windows to rear aspect. Double glazed patio doors providing access to rear garden. Double glazed glass pitched roof with openings. Inset spotlighting and radiator.

CONSERVATORY: - 21'4" x 7'2". Double glazed windows to side and rear. Double glazed patio doors providing access to rear garden. Radiators.

FIRST FLOOR LANDING: - Double glazed window to side. Radiator. Coving to ceiling with inset spotlighting.

BEDROOM ONE: - 11'7" x 10'97": - Double glazed window to front. A range of fitted bedroom furniture. Radiator. Coving to ceiling with inset spotlighting. Door to: -

EN SUITE: - Double-glazed window to front. A modern four-piece suite comprising corner

panelled bath, shower cubicle with shower, pedestal wash hand basin and low level wc. Heated towel rail. Built in storage cupboard. Coving to textured ceiling. Tiled walls and tiled flooring.

BEDROOM TWO: - 11'42" x 9'56". Double glazed lead light window to rear. Radiator. Plastered ceiling with inset spotlighting.

BEDROOM THREE: - 9'12" x 6'2". Double glazed lead light window to rear. Built in eaves storage. Radiator. Coving to textured ceiling.

EXTERIOR: -

FRONT GARDEN: - Own drive leading to attached garage and ample parking.

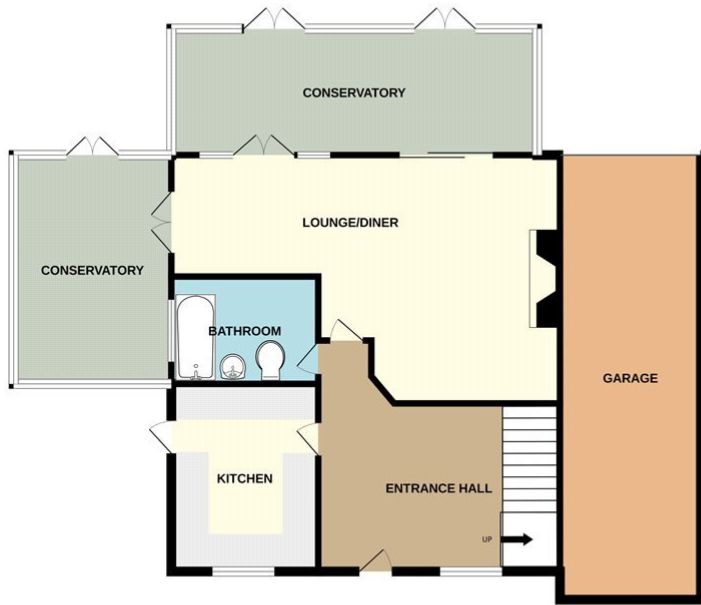
ATTACHED LENGTH GARAGE: - 26' 11" x 8' 6". Up and over door to front and rear. Power and lighting.

REAR GARDEN: - A beautiful spacious garden commencing with a large sweeping block paved patio across the full width of the property with a driveway leading to garage. Large lawn area with various flower and shrub borders. Door to attached garage.

VERSATILE OUTBUILDING/DETACHED DOUBLE GARAGE: - 20' x 18'. Two up and over doors. Power and lighting.



GROUND FLOOR



1ST FLOOR



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.  
 Made with Metropix ©2023

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Leigh On Sea | 01702 470625 | leighonsea@winkworth.co.uk



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.