

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Southend Road, Rochford, SS4 1JB



£325,000

Situated within close walking distance to Southend Airport mainline railway station with direct link to London Liverpool Street, local schools and shops, is this spacious three bedroom semi-detached character family home requiring some modernisation, with own driveway providing off-street parking and garage.

**NO ONWARD CHAIN.**

Council Tax Band:C. EPC Rating: E. Our Ref 19706

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

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Entrance via double glazed sliding patio doors to

### ENTRANCE PORCH

Door to

### ENTRANCE HALL

Stairs to first floor accommodation. Full height storage cupboard. Electric storage radiator.



### LOUNGE 24' 2" x 12' (7.37m x 3.66m)

Double glazed window to the front aspect. Double glaze sliding patio doors providing access to the rear garden. Feature brick built fireplace. Coving to textured ceiling. Electric storage radiator. Archway to



### KITCHEN 11' 1" x 7' 4" (3.38m x 2.24m)

Double glazed window to the rear aspect. Double glazed door providing access to rear garden. Base and eye level units. Marble effect work surfaces. Inset sink drainer unit. Space for cooker. Space for appliances. Tiled effect flooring. Textured ceiling.



### FIRST FLOOR ACCOMMODATION

#### LANDING

Double glazed window to the side aspect. Airing cupboard. Access to loft.

#### BEDROOM ONE 13' 1" max x 10' max (3.99m x 3.05m)

Double glazed windows to the front aspect. Fitted wardrobes. Coving to textured ceiling. Electric storage radiator.



### BEDROOM TWO 11' 1" x 9' 10" (3.38m x 3m)

Double glazed window to the rear aspect. Textured ceiling.



### BEDROOM THREE 8' 8" x 7' 8" (2.64m x 2.34m)

Double glazed window to the front aspect. Textured ceiling.



### BATHROOM

Obscure double glazed window to the rear aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Panelled bath with electric shower over and bi-fold shower door. Tiled floor. Tiled walls. Plastered ceiling.



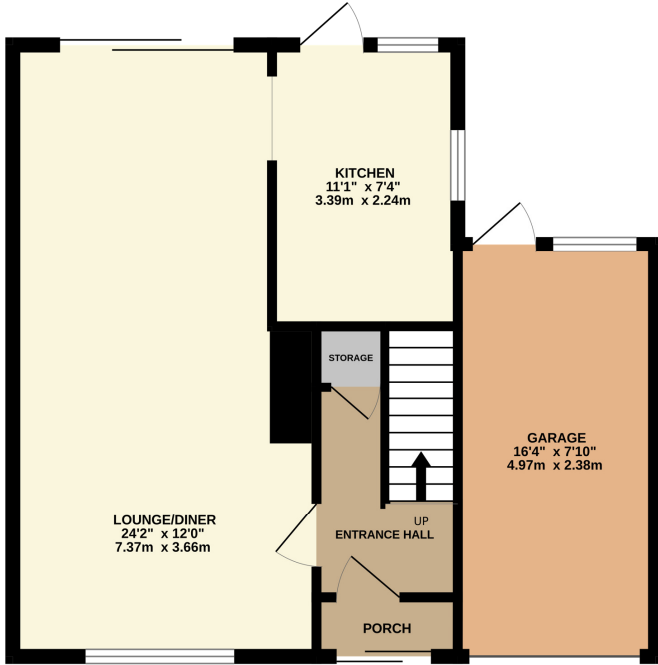
### EXTERIOR

The **REAR GARDEN** commences with small patio area leading to laid lawn.

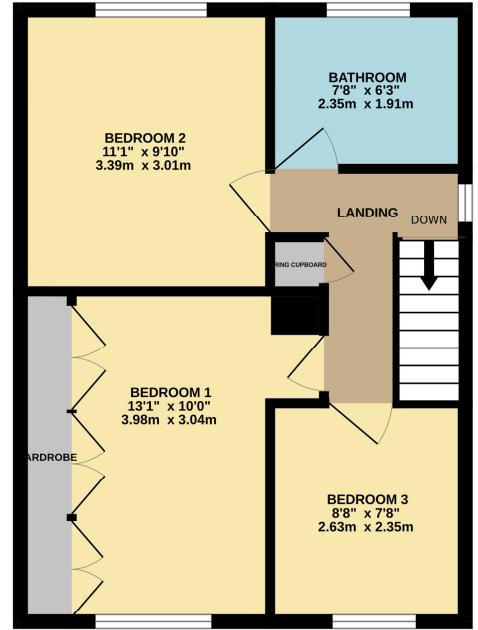


The **FRONT** has own driveway providing off-street parking for two/three vehicles and **GARAGE** with Up & Over door, personal door to rear garden.

GROUND FLOOR  
545 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 967 sq.ft. (89.8 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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