

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Banyard Way, Rochford, SS4 1UQ



Guide Price £450,000 - £475,000

Situated in a popular location is this four good size bedroom detached chalet benefiting from having spacious entrance hall, large lounge opening to dining room and kitchen/diner ground floor and first floor bathrooms, own driveway providing off-street parking and detached garage. Close to all local amenities.

Council Tax Band: C. EPC Rating: D.

Our Ref 19821

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

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com



Entrance via double glazed entrance door to

SPACIOUS ENTRANCE HALL

Built-in storage units. Two storage cupboards. Wood effect flooring. Plastered ceiling. Inset spot lights. Radiator.



KITCHEN/DINER 20' 10" x 10' 7" (6.35m x 3.23m)

Double glazed window to the rear aspect. Double glazed door providing access to the side. Range of base and eye level units. Roll edge work surfaces. Inset sink drainer unit. Built-in oven. Gas hob with extractor above. Integrated dish washer. Space for washing machine. Cupboard housing boiler. Wood effect flooring. Plastered ceiling. Inset spot lights. Radiator.



LOUNGE 16' x 10' 10" (4.88m x 3.3m)

Double glazed window to the front aspect. Built-in alcove units and shelves. Media wall. Coving to plastered ceiling. Inset spot lights. Radiator. Double opening doors through to

DINING ROOM 10' 10" x 9' 11" (3.3m x 3.02m)

Double glazed window to the front aspect. Double glazed window to the side aspect. Plastered ceiling. Inset spot lights. Radiator.



GROUND FLOOR BATHROOM

Obscure double glazed window to the side aspect. Table top wash hand basin with vanity storage below. Panelled bath. Porcelain tiled floor. Part tiled walls. Heated towel radiator.

SEPARATE WC

WC with low level cistern. Porcelain tiled floor.



FIRST FLOOR ACCOMMODATION

LANDING

Stairs to loft room.

BEDROOM ONE 16' 1" x 10' (4.9m x 3.05m)

Double glazed window to the front aspect. Plastered ceiling. Inset spot lights. Radiator.



BEDROOM TWO 11' 8" x 8' 10" (3.56m x 2.69m)

Double glazed window to the front aspect. Double glazed window to the side aspect. Plastered ceiling. Radiator.

BEDROOM THREE 8' 5" x 8' 4" (2.57m x 2.54m)

Double glazed window to the rear aspect. Plastered ceiling. Radiator.



BEDROOM FOUR 8' 5" x 7' 2" (2.57m x 2.18m)

Double glazed window to the rear aspect. Plastered ceiling. Radiator.



FIRST FLOOR 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 shower over and shower screen. Tiled floor. Part tiled walls.



LOFT ROOM 16' 8" x 9' 8" (5.08m x 2.95m)

(The vendors have advised there is no planning permission for this Loft Room but the stairs are permanent)
Sky light. Fully boarded.

EXTERIOR

The **REAR GARDEN** measures approximately 40ft in depth and commences with patio area leading to laid lawn. Further paved patio. Gate to side providing access to the front.



The **FRONT** has lawn area with block paved pathway to entrance door and own driveway to the side providing off-street parking which in turn leads to **DETACHED GARAGE** with Up & Over door.

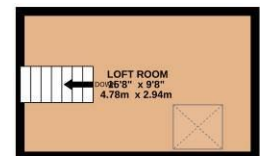
GROUND FLOOR
684 sq.ft. (63.6 sq.m.) approx.



1ST FLOOR
553 sq.ft. (51.3 sq.m.) approx.



2ND FLOOR
151 sq.ft. (14.1 sq.m.) approx.



TOTAL FLOOR AREA : 1388 sq.ft. (129.0 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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