

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Henry Crescent, Rochford, SS4 1GU



**Guide Price:**  
**£280,000 - £300,000**

Situated on the sought after Hall Road Development is this immaculately presented two bedroom ground floor flat overlooking the park and square. Having a large lounge/diner, modern kitchen, two good size bedrooms and modern bathroom. Externally there is designated parking to the rear. Located close to local shops, amenities and mainline railway station.

Council Tax Band: B. EPC Rating: B.  
Viewing highly recommended. Our Ref: 19961.

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

[sales@wdhockley.com](mailto:sales@wdhockley.com) | [sales@wdbenfleet.com](mailto:sales@wdbenfleet.com) | [lettings@wdlets.com](mailto:lettings@wdlets.com)  
01702 200666 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)



Accommodation comprises:

Entrance via security entrance door via the car park to communal entrance hall.

Personal door to property.

### ENTRANCE HALL

Two storage cupboards. Half panelled walls. Plastered ceiling. Doors to lounge/diner, bedrooms and bathroom.



### LOUNGE/DINER 14' 1" x 14' 1" into bay window (4.29m x 4.29m)

uPVC double glazed bay window with shutters overlooking the central square and park. Radiator. Plastered ceiling. Open into kitchen.



### KITCHEN 8' 2" x 8' 1" (2.49m x 2.46m)

uPVC double glazed window to rear aspect. A range of modern base and eye level units incorporating work surface with sink drainer unit. Electric oven. Gas hob. Space and plumbing for washing machine. Integrated fridge freezer. Integrated dishwasher. Splash backs. Plastered ceiling with downlights. Tiled flooring.





#### **BATHROOM 9' 4" x 8' 2" (2.84m x 2.49m)**

A three piece suite comprising panelled bath with shower over, wash hand basin and close coupled wc. Heated towel rail. Tiled around bath. Part tiled walls. Tiled flooring. Plastered ceiling with downlights.



#### **BEDROOM TWO 9' 4" x 8' 2" (2.84m x 2.49m)**

uPVC double glazed window to rear aspect. Radiator. Plastered ceiling.



#### **BEDROOM ONE 14' 4" x 10' (4.37m x 3.05m)**

Two uPVC double glazed windows with shutters to front aspect. Radiator. Plastered ceiling.



#### **EXTERIOR.**

Designated block paved parking to the rear. Lawn area. Communal bin sheds and communal bike sheds with racks both with fob access.





