

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Heritage Way, Rochford, SS4 1XA



**Guide Price:**  
**£350,000 - £375,000**

Situated in a popular location is this immaculate three bedroom semi detached family home with large lounge, modern kitchen/diner, landscaped rear garden and detached garage. Close to local shops, amenities and mainline railway station to London, Liverpool Street.

Viewing highly recommended. Council Tax Band: D.  
EPC Rating: D. Our Ref: 18919.

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

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01702 200666 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)



Accommodation comprises:

Entrance via uPVC double glazed door to entrance hall.

#### ENTRANCE HALL

Radiator. Wood effect laminate flooring. Door to lounge and ground floor wc.



#### GROUND FLOOR WC

Obscure uPVC double glazed window to front aspect. A two piece suite comprising inset wash hand basin with vanity storage below and close coupled wc. Towel rail radiator. Part tiled walls. Tiled flooring.



#### LOUNGE 15' 11" x 14' 5" (4.85m x 4.39m)

uPVC double glazed window with shutters to front aspect. Stairs to first floor accommodation. Radiator. Door to kitchen/diner.



#### KITCHEN/DINER 14' 5" x 8' 3" (4.39m x 2.51m)

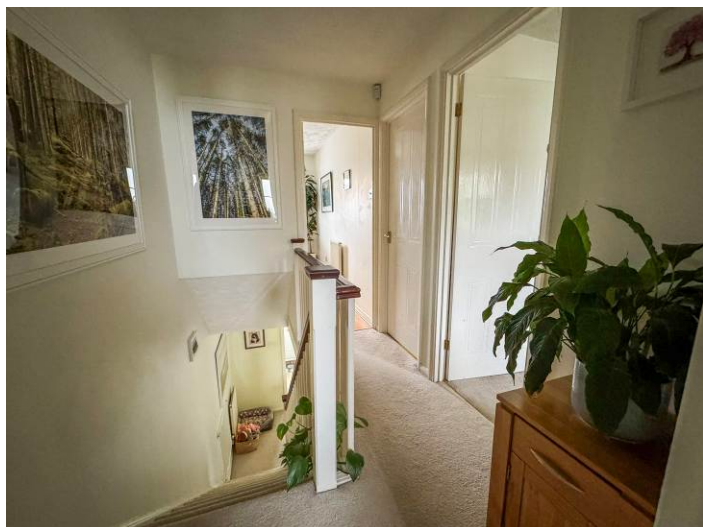
uPVC double glazed window to rear aspect. uPVC double glazed door with double glazed window to side providing access to rear garden. Wood effect tiled flooring. A comprehensive range of base and eye level units incorporating work surface with inset sink drainer unit. NEFF electric oven. NEFF gas hob. Plumbing and space for washing machine. Integrated dishwasher. Integrated fridge freezer. Cupboard housing boiler. Storage cupboard. Radiator.





### FIRST FLOOR LANDING

Doors to bedrooms and bathroom. Access to loft via loft ladder, part boarded and lighting.



### BEDROOM ONE 13' 10" x 8' 4" (4.22m x 2.54m)

uPVC double glazed window with shutters to front aspect. Radiator.



### BEDROOM TWO 10' 9" x 8' 4" (3.28m x 2.54m)

uPVC double glazed window to rear aspect. Radiator.



### BEDROOM THREE 10' 8" x 6' 1" (3.25m x 1.85m)

uPVC double glazed window with shutters to front aspect. Storage cupboard. Wood effect laminate flooring. Radiator.



### BATHROOM 6' 1" x 5' 8" (1.85m x 1.73m)

Obscure uPVC double glazed window to rear aspect. A three piece suite comprising panelled shower bath, inset wash hand basin with vanity storage and close coupled wc. Towel rail. Radiator. Part tiled walls. Wood effect tiled flooring.





EXTERIOR.

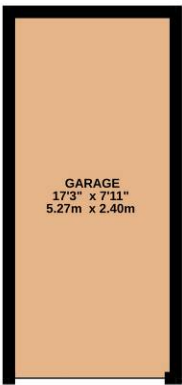
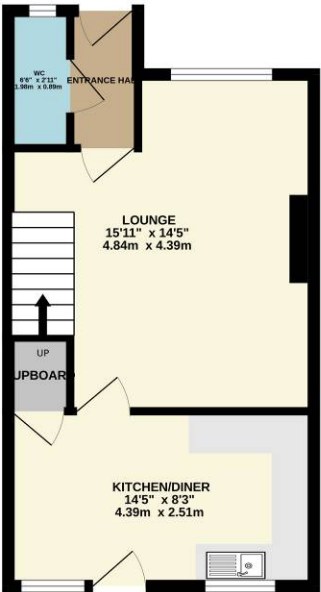
The **REAR GARDEN** measures approximately 40ft (12.19m) commencing with patio area leading to garden. Laid to lawn. Stepping stones to rear of garden. Raised decking area to one corner to rear of garden. Landscaped area with small raised wooden pond. Shed.



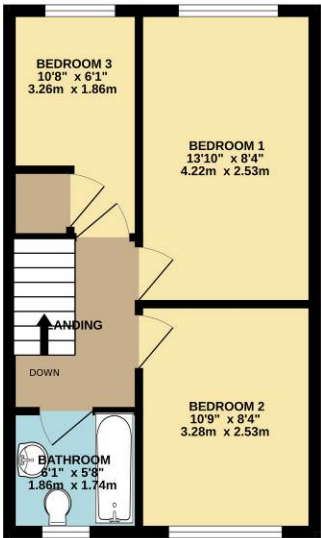
The **FRONT** has a small landscaped area with shrubbery. Designated **GARAGE** in a block of two with parking in front.

**Agents Note:**  
The property has a NEST home heating system in the lounge.

GROUND FLOOR  
499 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 853 sq.ft. (79.2 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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