

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

The Drive, Rochford, SS4 1QQ



**Guide Price:
£350,000 - £375,000**

Situated within walking distance to the historic Rochford market square with its shops and restaurants, schools and mainline railway station with its links to London, Liverpool Street, is this well presented, extended three bedroom semi-detached family home benefiting from having secluded rear garden, large driveway providing off-street parking for several vehicles, spacious sideway offering potential for further extension subject to the usual planning consents.

Council Tax Band: C. EPC Rating: tbc.

Ref 19944

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Entrance via double glazed entrance door to

ENTRANCE HALL

Stairs to first floor accommodation. Double Oak doored under stairs storage cupboard. Radiator.



DINING ROOM 11' 7" x 11' 4" (3.53m x 3.45m)

Double glazed bay window to the rear aspect. Feature fireplace. Coving to plastered ceiling. Radiator.



LOUNGE 12' 9" x 12' 5" (3.89m x 3.78m)

Double glazed sliding patio doors providing access to rear garden. Feature brick built fireplace. Coving to plastered ceiling. Radiator.



KITCHEN 16' 8" max x 7' 1" max (5.08m x 2.16m)

Two double glazed windows to the side aspect. Comprehensive range of base and eye level units. Roll edge work surfaces. Inset stainless steel sink drainer unit. Space for free standing cooker with extractor chimney above. Space for washing machine. Space for fridge/freezer. Wall mounted boiler. Tiled floor. Part tiled walls. Plastered ceiling. Door to



INNER LOBBY

Two sets double glazed French doors providing access to rear and side.

STORAGE ROOM 7' 5" x 6' 3" (2.26m x 1.91m)

Double glazed window to the rear aspect.

GROUND FLOOR CLOAKROOM/WC

Obscure double glazed window to the side aspect. WC with low level cistern.



FIRST FLOOR ACCOMMODATION

LANDING

Double glazed window to the front aspect. Double glazed window to the side aspect.

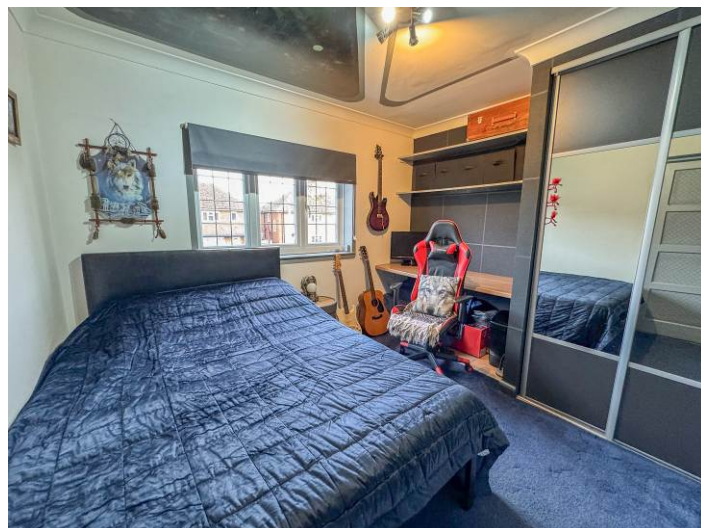
BEDROOM ONE 12' 5" x 11' 7" (3.78m x 3.53m)

Double glazed window to the rear aspect. Fitted wardrobe and custom fitted storage. Coving to plastered ceiling. Radiator.



BEDROOM TWO 11' 7" x 9' 9" (3.53m x 2.97m)

Double glazed window to the front aspect. Fitted wardrobe. Coving to plastered ceiling. Radiator.



BEDROOM THREE 8' 3" x 7' 11" (2.51m x 2.41m)

Double glazed window to the rear aspect. Coving to plastered ceiling. Radiator.



MODERN FITTED BATHROOM 8' 9" x 5' 4" (2.67m x 1.63m)

Obscure double glazed window to the side aspect. WC with concealed cistern. Inset wash hand basin with vanity storage below. Panelled bath with shower over. Tiled floor. Tiled walls. Plastered ceiling. Heated towel radiator.



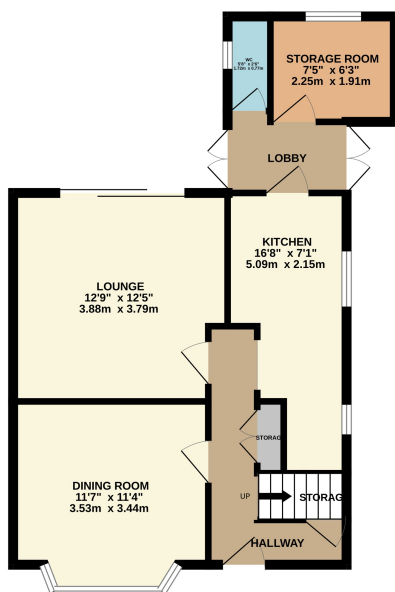
EXTERIOR

The **REAR GARDEN** commences with patio leading to laid lawn. Selection of mature flowers, shrubs and trees. **TWO SHEDS** to remain, with power and lighting. Spacious sideway with double opening gates providing access to the front (this spacious side access lends itself for further extensions to both ground and first floor, subject to planning permission).

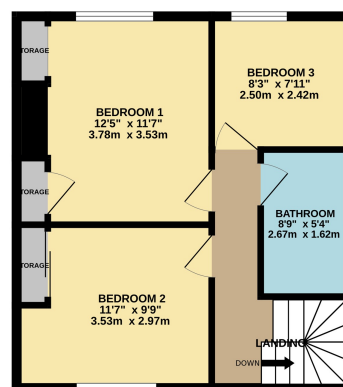


The **FRONT** has own block paved driveway providing off-street parking for several vehicles.

GROUND FLOOR
542 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 973 sq.ft. (90.4 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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