

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Henry Crescent, Rochford, SS4 1GU



**Guide Price £500,000 - £550,000**

Situated in a quiet residential location within the popular Eastbury Park development is this immaculate, four/five good size bedrooms semi-detached town house, located in a prestigious setting and benefiting from having two en suites, modern fitted kitchen/breakfast room, spacious first floor lounge with balcony to the front, L-shaped rear garden and one and half length garage. Close to local shops, schools and mainline railway station with links to London Liverpool Street.

Council Tax Band:F. EPC Rating:B.

Ref 20187

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

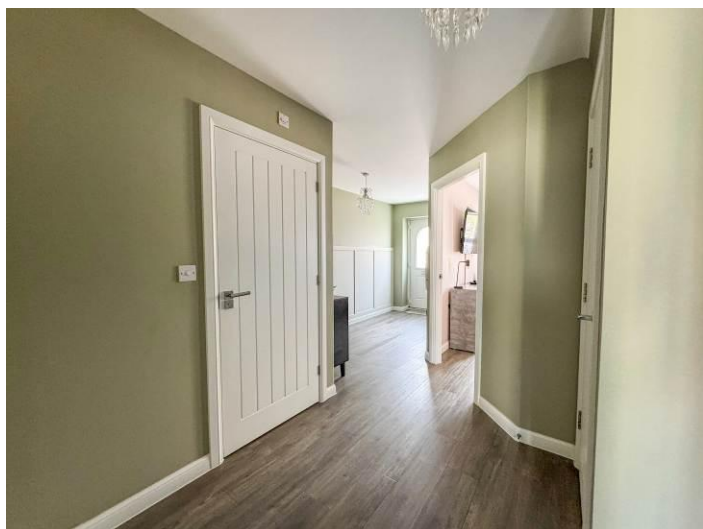
[sales@wdhockley.com](mailto:sales@wdhockley.com) | [sales@wdbenfleet.com](mailto:sales@wdbenfleet.com) | [lettings@wdlets.com](mailto:lettings@wdlets.com)  
01702 200666 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)



Entrance via wider than average double glazed entrance door to

### ENTRANCE HALL

Stairs to first floor accommodation. Under stairs cupboard. Wider than average doors to all rooms, to cater for disabled access. Amtico flooring. Panelled walls. Plastered ceiling. Radiator. (Space to add Lift if required).



### GROUND FLOOR CLOAKROOM/WC

WC with concealed cistern. Wall hung wash hand basin with tiled splash back. Tiled floor. Plastered ceiling. Radiator.



### SNUG / BEDROOM FIVE 12' 3" x 11' 5" (3.73m x 3.48m)

Two double glazed windows to the front aspect. Amtico flooring. Plastered ceiling. Radiator.



### KITCHEN/BREAKFAST ROOM 15' 5" x 9' 5" (4.7m x 2.87m)

Double glazed window to the rear aspect. Double glazed French doors providing access to rear garden. Comprehensive range of modern base and eye level units. Inset stainless steel sink drainer unit with mixer tap. Eye level twin AEG electric ovens. Integral AEG grill. Integral AEG microwave. Inset AEG five ring gas hob with stainless steel extractor chimney over. Integrated dish washer. Space for washing machine. Floor to ceiling units to one wall incorporating space/housing for American style fridge/freezer. Plastered ceiling. Inset spot lights. Radiator.





## FIRST FLOOR ACCOMMODATION

### LANDING

Stairs to second floor accommodation. Radiator.



### LOUNGE 18' 6" x 11' 5" (5.64m x 3.48m)

Two double glazed windows to the front aspect. Double glazed French doors providing access to Balcony. Recess for TV. Inset electric fire. Inset shelving and storage cupboards. Plastered ceiling. Radiators.



### BALCONY Length 18' 6" (5.64m)

Wrought iron balustrade. Tiled effect flooring. Views across the Crescent and park.



### BEDROOM THREE 10' x 9' 5" (3.05m x 2.87m)

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



### BEDROOM FOUR 9' 5" x 8' 6" (2.87m x 2.59m)

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



### **FAMILY BATHROOM 7' 6" x 6' 3" (2.29m x 1.91m)**

WC with concealed cistern. Inset wash hand basin. Panelled bath with shower over and glass shower screen. Tiled floor. Part tiled walls. Plastered ceiling. Inset spot lights. Chrome heated towel radiator.



### **SECOND FLOORING ACCOMMODATION**

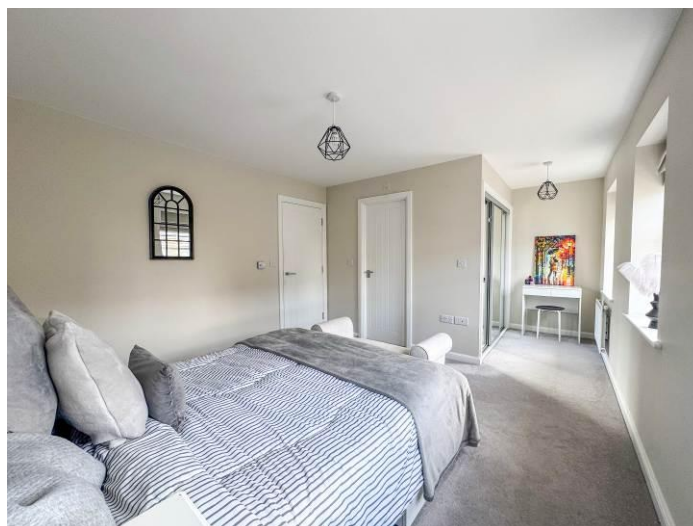
#### **LANDING**

Storage cupboard. Radiator.



### **L SHAPED BEDROOM ONE 18' 11" max x 12' max (5.77m x 3.66m)**

Three double glazed windows to the front aspect. Built-in sliding door wardrobes. Plastered ceiling. Radiator.





**EN SUITE 7' 1" x 6' 7" (2.16m x 2.01m)**

WC with concealed cistern. Inset wash hand basin. Fully tiled shower enclosure with sliding door. Tiled floor. Part tiled walls. Plastered ceiling. Inset spot lights. Radiator.



**EN SUITE 6' 8" x 6' 7" (2.03m x 2.01m)**

WC with concealed cistern. Inset wash hand basin. Fully tiled shower enclosure with sliding shower door. Tiled floor. Part tiled walls. Plastered ceiling. Inset spot lights. Radiator.



**L SHAPED BEDROOM TWO 18' 11" max x 9' 10" max (5.77m x 3m)**

Two double glazed windows to the rear aspect. Plastered ceiling. Radiator.



## EXTERIOR

The **LOW MAINTENANCE L SHAPED REAR GARDEN** commences with paved patio leading to artificial lawn. Side gate providing access to the front.



The **FRONT** has wrought iron railings with low maintenance artificial lawn area, paved pathway to entrance door and own block paved driveway to the side providing off-street parking for three vehicles leading to **DETACHED PITCHED ROOF GARAGE 19' 9" x 9' 9" (6.02m x 2.97m)** with Up & Over door, two double glazed windows, personal door to rear garden, loft storage, power and lighting.

## Agents Note:

*The property is 6 years old and is still covered by the 10 year NSBC warranty.*

*The property has sensor lights on the stairs.*

*The boiler is located in the Kitchen, it is 6 years old and is a Potterton.*

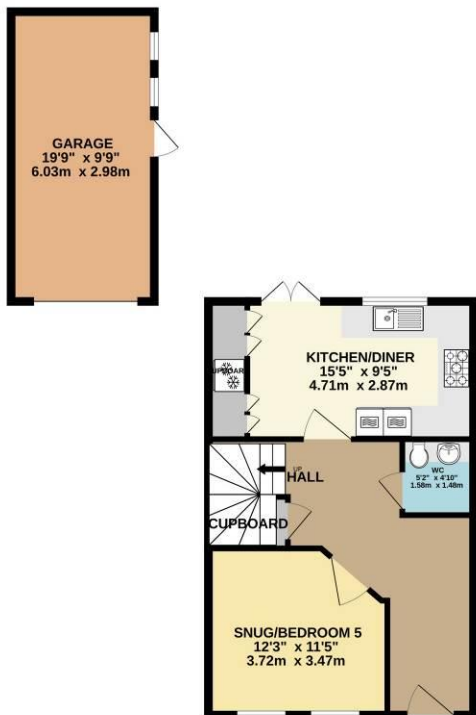
*There is an exterior tap.*

*There is capability for an interior Lift to be installed.*

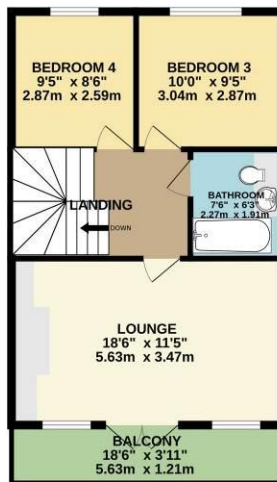
*The property is located in a quiet location with Park to the end of the Crescent with children's play area.*

*There is a SERVICE CHARGE of approximately £300 per annum, which covers maintenance of the Green and rubbish collection*

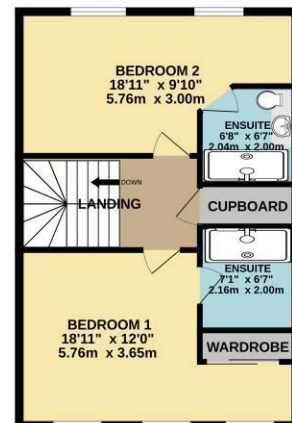
GROUND FLOOR  
705 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



2ND FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 1760 sq.ft. (163.5 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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