

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Margaret Road, Rochford, SS4 1XT



**Guide Price £350,000 - £375,000**

Situated on the sought after Hall Road development is this immaculate, two bedroom end terrace property, maintained by the current owners to a very high specification throughout, with luxury, modern living accommodation, secluded rear garden measuring approximately 45ft, own driveway providing off-street parking. Within walking distance to mainline railway station with links to London Liverpool Street, local schools and shops.

**NO ONWARD CHAIN.**

Council Tax Band: C. EPC Rating: B. Ref 20206

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Entrance via double glazed entrance door to

#### ENTRANCE HALL

Stairs to first floor accommodation. Under stairs storage cupboard. Plastered ceiling. Radiator.



#### GROUND FLOOR CLOAKROOM/WC

WC with low level cistern. Pedestal wash hand basin with tiled splash back. Tiled floor. Plastered ceiling. Radiator.



#### KITCHEN 10' 5" x 9' 5" (3.18m x 2.87m)

Double glazed window to the front aspect. Comprehensive range of modern base and eye level units. Roll edge work surfaces. Inset one and half stainless steel sink drainer unit. Integrated electric oven with gas hob and stainless steel splash back and extractor chimney over. Integrated dish washer. Integrated washing machine. Integrated fridge/freezer. Cupboard housing wall mounted boiler. Tiled floor. Plastered ceiling. Inset spot lights.



#### LOUNGE 14' 10" max x 13' 3" max (4.52m x 4.04m)

Double glazed window to the rear aspect. Double glazed French doors providing access to rear garden. Plastered ceiling. Radiator.





## FIRST FLOOR ACCOMMODATION

### LANDING

Over stairs storage cupboard. Separate full height Airing Cupboard. Plastered ceiling. Radiator



### BEDROOM ONE 14' 10" max x 10' 5" max (4.52m x 3.18m)

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



### BEDROOM TWO 14' 10" x 9' 4" (4.52m x 2.84m)

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



### BATHROOM 7' 9" x 7' 2" (2.36m x 2.18m)

WC with low level cistern. Pedestal wash hand basin with tiled splash back. Panelled bath with tiled surround, shower over and full height shower screen. Tiled floor. Plastered ceiling. Inset spot lights. Heated towel radiator.

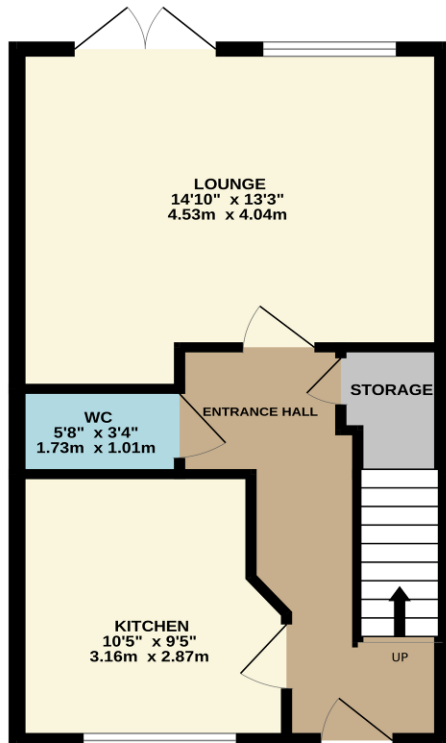


## EXTERIOR

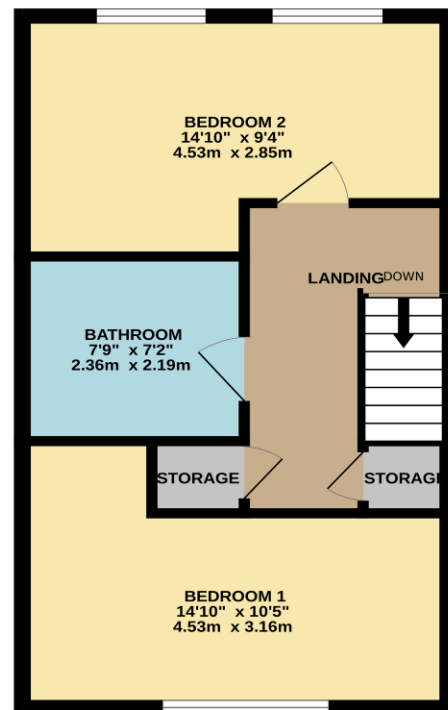
The **SECLUDED REAR GARDEN** measures **approximately 45' (13.72m)** and commences with patio area leading to laid lawn. Pathway to **SHED** to the rear. Gate providing access to front.



GROUND FLOOR  
400 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR  
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 800 sq.ft. (74.4 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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### Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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