

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Hainault Avenue, Rochford, SS4 1UH



£375,000

Situated in a quiet cul de sac is this immaculate three bedroom semi-detached chalet, beautifully presented, offering a modern fitted kitchen/breakfast room, modern ground floor bathroom, en suite to master bedroom, recently installed double glazed fully cased windows, secluded rear garden, own driveway providing off-street parking and detached garage. Walking distance to local schools, shops and mainline railway station.

NO ONWARD CHAIN.

Council Tax Band: D. EPC Rating: D. Ref 20074

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Entrance via double glazed entrance door to

ENTRANCE PORCH

Double glazed windows to the front aspect. Cupboard housing meters. Door to

L SHAPED LOUNGE/DINER 17' 6" max x 16' 8" max (5.33m x 5.08m)

Double glazed window to the front aspect. Double glazed window to the side aspect. Large walk-in storage cupboard 7' 3" x 3' 3" (2.21m x 0.99m). Feature brick built fireplace with inset fire. Plastered ceiling. Radiator.



INNER LOBBY

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



KITCHEN/BREAKFAST ROOM 16' 6" x 8' 6" (5.03m x 2.59m)

Double glazed French doors providing access to rear garden, with adjacent windows. Range of modern base and eye level units. Roll edge work surfaces. Inset stainless steel sink drainer unit. Tiled splash backs. Integrated electric oven with gas hob, stainless steel extractor chimney over and stainless steel splash back. Space for appliances. Tiled floor. Coving to plastered ceiling.



GROUND FLOOR BATHROOM 9' 1" x 7' 2" (2.77m x 2.18m)

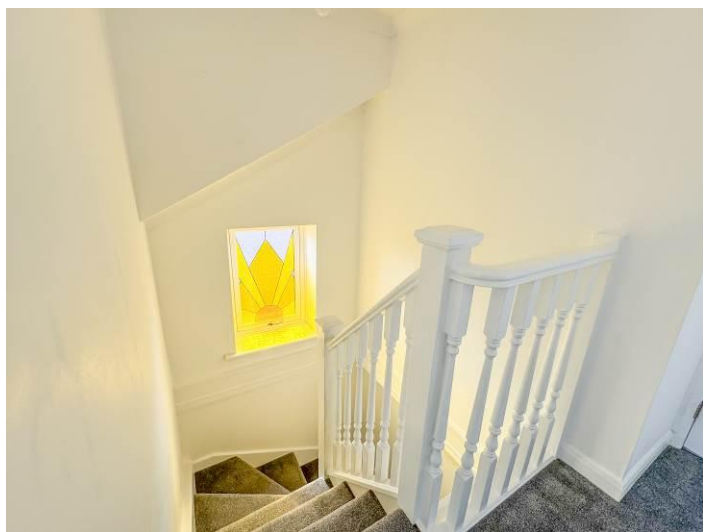
Two double glazed windows to the rear aspect. WC with low level cistern. Wall mounted wash hand basin. Panelled bath with central mixer tap and shower attachment. Tiled floor. Part tiled walls. Plastered ceiling. Heated towel radiator.



FIRST FLOOR ACCOMMODATION

LANDING

Feature stained glass window to the side aspect.



BEDROOM ONE 15' 6" x 9' (4.72m x 2.74m)

Double glazed window to the side aspect. Velux window to the front. Fitted wardrobes to one wall. Coving to plastered ceiling. Inset spot lights. Radiator.



EN SUITE

Obscure double glazed window to the side aspect. WC with low level cistern. Wall mounted wash hand basin with vanity storage below. Fully tiled corner shower cubicle with thermostatic shower. Tiled floor. Plastered ceiling. Heated towel radiator.



BEDROOM TWO 11' 3" x 7' 2" (3.43m x 2.18m)

Double glazed window to the rear aspect. Fitted wardrobes. Wood effect flooring. Plastered ceiling. Radiator.



BEDROOM THREE/STUDY 8' x 4' 8" (2.44m x 1.42m)

Double glazed window to the rear aspect. Wood effect flooring. Plastered ceiling. Radiator.



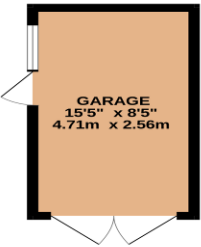
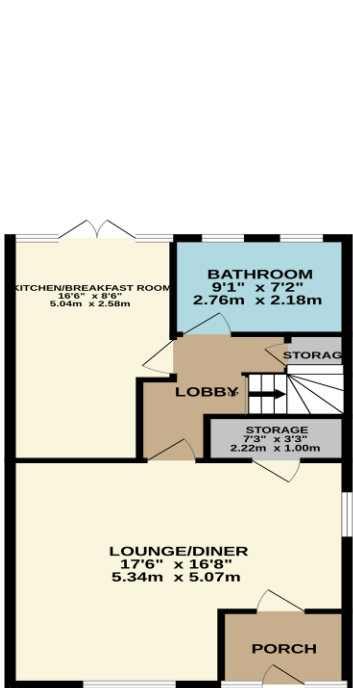
EXTERIOR

The **SECLUDED REAR GARDEN** commences with raised decked area with steps down to laid lawn. Flowers and shrubs to borders. Fencing to all boundaries. **DETACHED GARAGE** with personal door to rear garden.

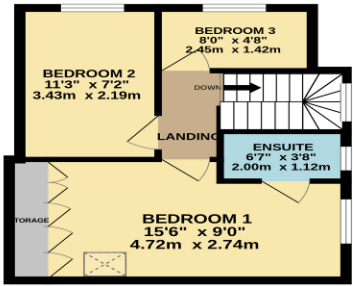


The **FRONT** has small lawn area and own driveway providing off-street parking leading to double opening gates to side providing access to the rear.

GROUND FLOOR
711 sq.ft. (66.1 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 1052 sq.ft. (97.7 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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