

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Marshalls, Rochford, SS4 1SP



Guide Price £375,000 - £400,000

Situated in a popular location is this three good size bedrooms, semi-detached chalet finished to a high standard throughout and benefiting from having large lounge, modern kitchen/diner, conservatory, own driveway providing off-street parking and garage. Close to local shops, amenities and mainline railway station to London Liverpool Street.

Council Tax Band: C. EPC Rating: tbc.

Ref 20238

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Entrance via double glazed entrance door to

ENTRANCE HALL

Stairs to first floor accommodation. Wood effect flooring. Plastered ceiling. Radiator.



GROUND FLOOR CLOAKROOM/WC

Obscure double glazed window to the side aspect. WC with low level cistern. Wash hand basin. Tiled walls.

LOUNGE 15' 10" x 13' 7" (4.83m x 4.14m)

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

KITCHEN/DINER 15' 10" max x 13' 7" max (4.83m x 4.14m)

Double glazed window to the rear. Double glazed French doors providing access to Conservatory. Range of base and eye level units. Roll edge work surfaces. Inset sink drainer unit. Tiled splash backs. Space for RangeMaster cooker, this can be purchased under separate negotiation, with extractor over. Integrated fridge. Space for washing machine. Space for dish washer. Tumble dryer, to remain. Tiled floor. Plastered ceiling. Inset spot lights. Radiator.



PITCHED ROOF CONSERVATORY 14' 7" x 8' 6" (4.44m x 2.59m)

Double glazed windows. Double glazed French doors providing access to rear garden. Door to Garage. Wood effect laminate flooring.



FIRST FLOOR ACCOMMODATION

LANDING

Airing Cupboard. Access to loft.



BEDROOM ONE 15' 11" x 11' 8" (4.85m x 3.56m)

Double glazed window to the front aspect. Built-in wardrobes. Plastered ceiling. Radiator.



BEDROOM TWO 10' 9" x 8' 11" (3.28m x 2.72m)

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



BEDROOM THREE 10' 9" x 7' (3.28m x 2.13m)

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



FAMILY SHOWER ROOM

Obscure double glazed window to the side aspect. WC with low level cistern. Pedestal wash hand basin. Walk-in shower enclosure. Tiled effect floor. Tiled walls. Radiator.



EXTERIOR

The **SOUTH WEST FACING REAR GARDEN** benefits from having sun the majority of the day, measures approximately 25' (7.62m) and commences with shingle seating area with feature laid brick surround, leading to artificial lawn. Exterior sensor lighting. Gate to side providing access to the front. Exterior tap.



The **FRONT** has lawn area with flowers and shrubs, exterior tap, own driveway providing off-street parking for three vehicles leading to **GARAGE 17' 1" x 8' 3" (5.21m x 2.51m)** with recently fitted Electric Up & Over door, recently fitted bar area, power and lighting, door to rear garden.

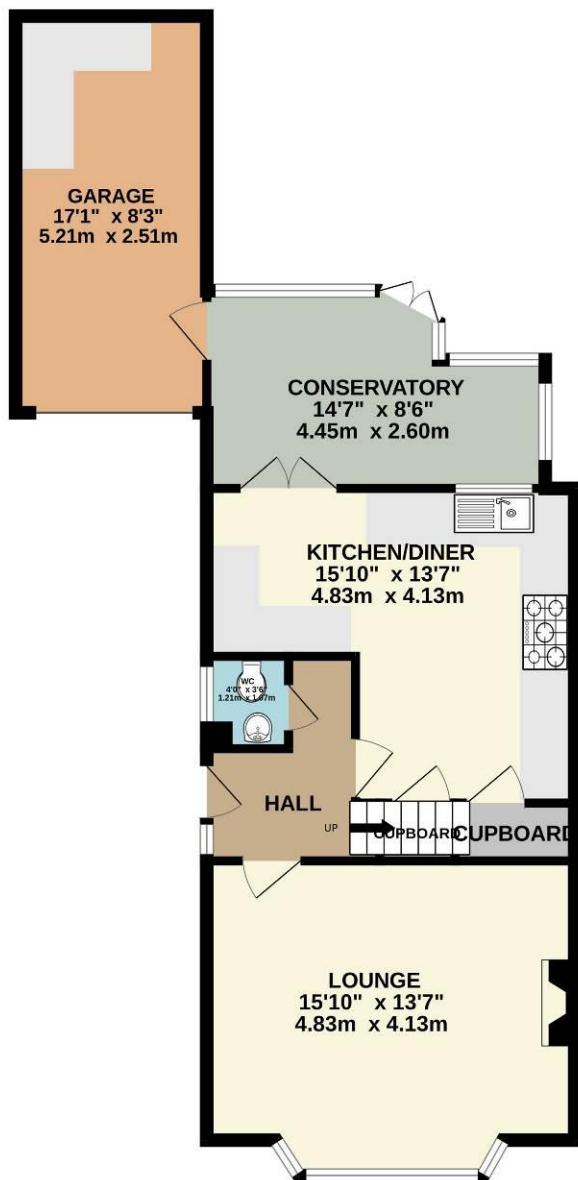
Agents Note

The vendors have advised:

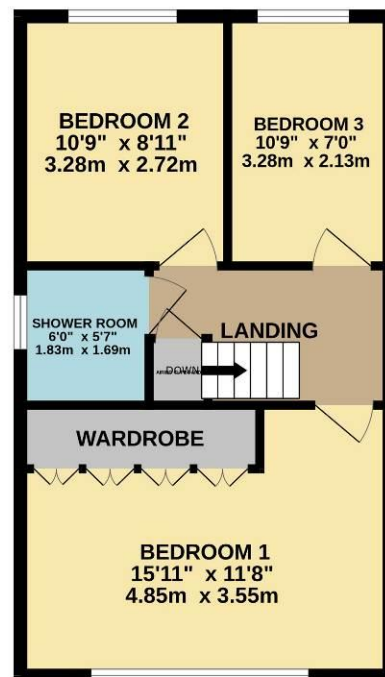
the Worcester boiler (not a combi), the water tank and the pump in the shower have all been recently fitted and are still under Warranty;

The RangeMaster cooker and the wardrobe in bedroom Two, can both be purchased under separate negotiation

GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 1156 sq.ft. (107.4 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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