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**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Magnolia Road, Rochford, SS4 3AD



**Guide Price £350,000 - £375,000**

Situated in a quiet cul-de-sac within close walking distance to Magnolia Nature Reserve and country walks, is this three bedroom semi-detached family home benefiting from having larger than average wrap-around rear garden, own driveway and detached garage. Within walking distance to local schools, shops and bus routes.

**NO ONWARD CHAIN.**

Council Tax Band: D. EPC Rating: C.

Ref 20329

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

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01702 200666 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)



Entrance via double glazed entrance door to

#### ENTRANCE PORCH

Tiled floor. Coving to ceiling. Radiator.



#### GROUND FLOOR CLOAKROOM/WC

Obscure double glazed window to the front aspect. WC with low level cistern. Wall mounted wash hand basin with tiled splash back. Radiator.

#### LOUNGE/DINER 18' 9" x 11' 9" (5.72m x 3.58m)

Double glazed window to the front aspect. Double glazed window to the side aspect. Double glazed French doors providing access to rear garden. Stairs to first floor accommodation. Coving to ceiling. Radiator.



#### KITCHEN/BREAKFAST ROOM 18' 9" x 9' 1" max (5.72m x 2.77m)

Double glazed window to the front aspect. Double glazed window to the rear aspect. Range of base and eye level units. Roll edge work surfaces. Inset stainless steel sink drainer unit. Integrated electric oven with gas hob and extractor above. Tiled splash backs. Space for appliances. Walk-in under stairs storage cupboard housing combination boiler. Tiled floor. Coving to ceiling. Radiator.





## FIRST FLOOR ACCOMMODATION

### LANDING

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

### BEDROOM ONE 11' 8" x 10' 1" (3.56m x 3.07m)

Double glazed window to the front aspect. Double glazed window to the side aspect. Wardrobes to one wall. Coving to ceiling. Radiator.



### BEDROOM TWO 10' 1" x 9' 1" (3.07m x 2.77m)

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



### BEDROOM THREE 8' 9" x 8' 8" (2.67m x 2.64m)

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



### FAMILY BATHROOM

Obscure double glazed window to the rear aspect. WC with low level ceiling. Pedestal wash hand basin. Panelled bath with telephone handset shower attachment. Separate fully tiled shower cubicle with thermostatic shower. Tiled floor. Part tiled walls. Radiator.



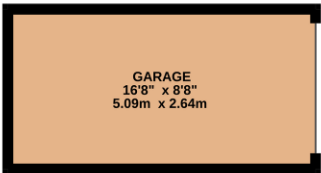
EXTERIOR

The **LARGER THAN AVERAGE WRAP-AROUND REAR GARDEN** measures approximately 40' x 35' (12.19m x 10.67m) with fencing to all boundaries. Gate providing access to the front.

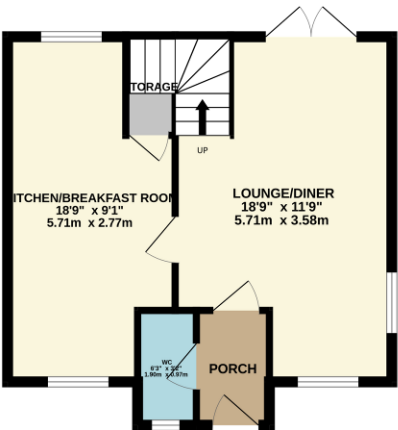
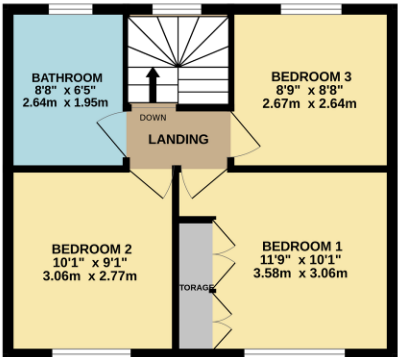


The **FRONT** has own driveway providing off-street parking with access to **DETACHED GARAGE** with Up & Over door.

GROUND FLOOR  
552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR  
390 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 943 sq.ft. (87.6 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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