

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Parklands, Rochford, SS4 1SH



£425,000

Occupying a wider than average corner plot position is this spacious, four bedroom semi-detached chalet benefiting from having versatile living accommodation and bathroom to the ground floor, three bedrooms and shower room to the first floor, recently landscaped rear garden and own driveway providing off-street parking at least two vehicles. Walking distance to local schools, shops and mainline railway station.

Council Tax Band: D. EPC Rating: tbc.

Ref 20344

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Entrance via double glazed entrance door to

ENTRANCE HALL

Wood effect flooring. Plastered ceiling. Inset spot lights. Oak doors to all ground floor rooms.



LOUNGE 15' 8" x 10' 11" (4.78m x 3.33m)

Double glazed bay window to the front aspect. Feature fireplace. Wood effect flooring. Coving to plastered ceiling. Inset spot lights. Radiator. Door to Kitchen/Breakfast room.



KITCHEN/BREAKFAST ROOM 13' 11" max x 13' 7" max (4.24m x 4.14m)

Two double glazed windows to rear aspect. Double glazed door providing access to rear garden. Range of base and eye level units. Quartz effect work surfaces. Space for free standing Range cooker with extractor above. Brick shape tiled splash backs. Integrated dish washer. Integrated fridge/freezer. Tiled floor. Plastered ceiling. Inset spot lights. Door to Dining Room.



DINING ROOM 11' 7" x 7' 2" (3.53m x 2.18m)

Double glazed window to the side aspect. Tiled floor. Coving to plastered ceiling. Radiator.



STUDY 10' 11" x 10' 5" (3.33m x 3.18m)

Double glazed window to the rear aspect. Stairs to first floor accommodation. Under stairs storage cupboard. Wood effect flooring. Radiator.



SITTING ROOM / BEDROOM FOUR 10' 11" x 10' 5" (3.33m x 3.18m)

Double glazed window to the front aspect. Wood effect flooring. Coving to plastered ceiling. Radiator.



GROUND FLOOR BATHROOM

Obscure double glazed window to the rear aspect. WC with concealed cistern. Table top wash hand basin with tiled splash back and vanity storage below. Panelled bath with mixer tap and hand held shower attachment. Tiled flooring. Part tiled walls. Coving to ceiling. Towel radiator.



FIRST FLOOR ACCOMMODATION

LANDING

Doors to rooms.



BEDROOM ONE 13' 9" x 11' 3" (4.19m x 3.43m)

Double glazed window to the front aspect. Double glazed window to the side aspect. Large walk-in eaves storage cupboard. Plastered ceiling. Radiator.



BEDROOM TWO 13' 7" x 8' 2" (4.14m x 2.49m)

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





BEDROOM THREE 9' 11" x 7' 8" (3.02m x 2.34m)
Double glazed window to the rear aspect. Plastered ceiling. Radiator.



SHOWER ROOM

Double glazed Velux window. WC with concealed cistern. Inset wash hand basin with vanity storage below. Shower enclosure with thermostatic shower. Towel radiator.



EXTERIOR

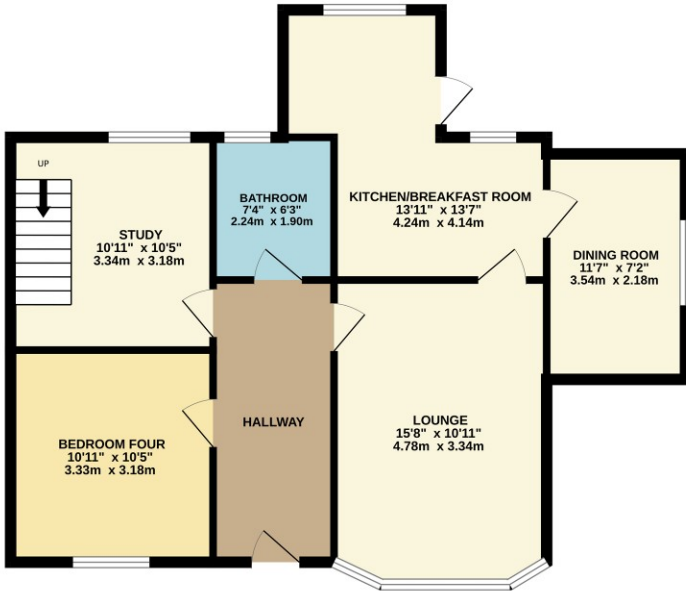
The **RECENTLY LANDSCAPED REAR GARDEN** commences with block paved patio leading to artificial lawn. Block paved pathway leading to further block paved patio and raised decking area to the rear and **CUSTOM BUILT OUTBUILDING**.



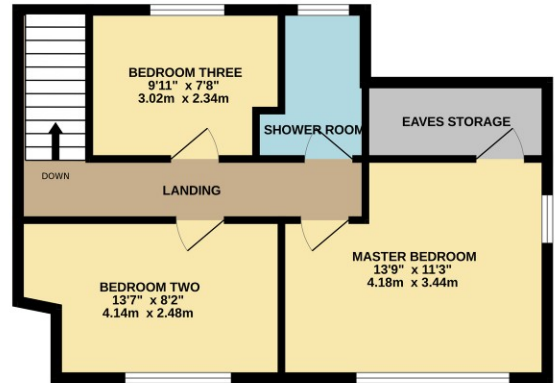
The **FRONT** has artificial lawn, block paved pathway to entrance door and block paved driveway to the side leading to **GARAGE** with electric Roller doors, to the front and to the rear, power and lighting.



GROUND FLOOR
751 sq.ft. (69.8 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 1226 sq.ft. (113.9 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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