

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Hall Road, Rochford, SS4 1NN



£900,000

We are privileged to market this unique four bedroom detached character family home occupying a generous corner plot position with a recently landscaped rear garden measuring in excess of 100ft, situated on the sought after Hall Road, adjacent to Rochford Golf Course. The property has been maintained by the current owners to a very high specification throughout with luxurious living accommodation retaining many of the property's original features. Walking distance to the historic Rochford Market Square, shops, schools and mainline railway station.

Council Tax Band: F. EPC Rating: tbc.

Ref 20378

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

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com



Entrance under wisteria covered open porch with hardwood entrance door to



ENTRANCE PORCH

Walk-in under stairs storage cupboard. Double opening doors providing access to Entrance Hall.

ENTRANCE HALL

Oak staircase with Oak balustrade to first floor accommodation. Original Parquet Oak wood flooring. Plastered ceiling with beams. Radiator.



GROUND FLOOR CLOAKROOM/WC

Feature stained glass window to the side aspect. WC with concealed cistern. Inset wash hand basin with tiled splash back and vanity storage below. Tiled floor. Plastered ceiling. Towel radiator.



LOUNGE 19' 11" into bay x 17' 9" (6.07m x 5.41m)

Double glazed window to the front aspect. Double glazed window to the rear aspect. Double glazed bay window to the side aspect. Feature fireplace with Log Burner. Original Parquet Oak wood flooring. Plastered ceiling with beams. Contemporary 'Old School' Radiators.



LUXURY OPEN PLAN KITCHEN/BREAKFAST ROOM 23' 6" x 17' 9" (7.16m x 5.41m)

Double glazed window with custom fitted shutters, to the front aspect. Double glazed window with custom fitted shutters, to the rear aspect. Comprehensive range of modern high gloss base and eye level units. Solid Oak work surfaces. Inset one and half sink drainer unit. Integrated twin eye level electric oven. Separate gas hob with stainless steel extractor above. Feature brick shape tiled splash backs. Breakfast bar with Granite work surface incorporating Wine rack and additional storage. Housing for dishwasher. Housing for washing machine. Housing for tumble dryer. Custom fitted storage and shelving to the breakfast area. Porcelain tile flooring. Plastered ceiling. Inset LED spot lights. Contemporary 'Old School' radiator. Door to Inner Lobby. Bi-fold doors providing access to Orangery.



ORANGERY 14' 8" x 11' (4.47m x 3.35m)

Double glazed windows to all aspects. Double glazed French doors providing access to rear garden. Glass roof lantern. Porcelain tile flooring. Plastered ceiling. Inset LED spot lights. Contemporary 'Old School' radiator.



INNER LOBBY

Solid Oak door providing access to the front. Double glazed door providing access to rear garden.

GROUND FLOOR SHOWER ROOM

Obscure double glazed window to the front aspect. WC with low level cistern. Pedestal wash hand basin with tiled splash back. Fully tiled corner shower cubicle with electric shower. Wood effect flooring. Plastered ceiling. Inset spot lights. Towel radiator.



GROUND FLOOR BEDROOM ONE/SECOND LOUNGE 15' 3" x 12' 3" (4.65m x 3.73m)

Double glazed window with custom fitted shutters, to the side aspect. Double glazed bi-fold doors providing access to rear garden. Solid wood flooring. Contemporary 'Old School' vertical radiator.



FIRST FLOOR ACCOMMODATION

LARGE SPACIOUS LANDING

Double glazed window to the front aspect. Built-in storage cupboard. Airing cupboard. Plastered ceiling. Radiator.



BEDROOM TWO 13' 4" x 12' 5" (4.06m x 3.78m)

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



BEDROOM THREE 11' 2" x 10' 8" (3.4m x 3.25m)

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



BEDROOM FOUR 9' 9" x 9' 3" (2.97m x 2.82m)

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



BATHROOM

Obscure double glazed window to the side aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Panelled bath with central taps, shower over and full height glass shower screen. Solid wood flooring. Tiled walls. Plastered ceiling. Inset LED spot lights. Chrome towel radiator.



EXTERIOR

The **STUNNING RECENTLY LANDSCAPED REAR GARDEN** measures in excess of 100' (30.48m) commences with paved patio providing perfect exterior seating area, leading to beautifully laid lawn. Selection of mature flowers, shrubs and trees. Side patio. Further paved patio with Pergola providing additional outdoor entertainment space. To the very rear is a hardstanding area with access to further paved area providing access to large **DOUBLE PITCHED ROOF GARAGE** with double opening doors, power and lighting accessed via rear Security Electric Solid Oak Gates.

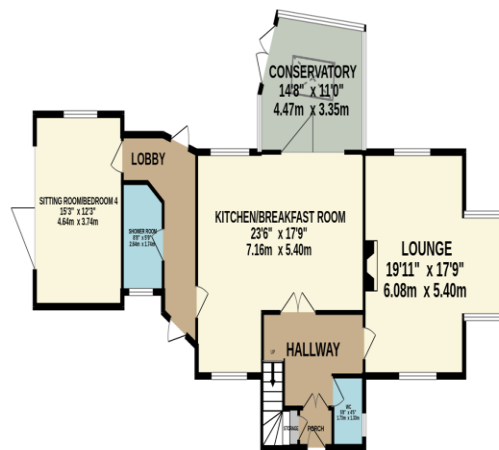




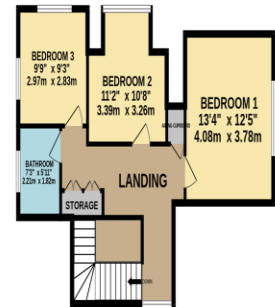
The property is located on a spacious corner plot position offering access to the paved driveway via Electric Security Gates from both St Andrews Road and Hall Road, with mature lawn, flowers, trees and shrubs providing seclusion.



GROUND FLOOR
1601 sq.ft. (148.7 sq.m.) approx.



1ST FLOOR
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 2215 sq.ft. (205.8 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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