

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Banyard Way, Rochford, SS4 1UQ



**Guide £325,000 - £350,000**

Situated within walking distance of local schools, shops, mainline railway station and bus routes, is this spacious three double bedroomed end terrace property benefiting from having modern open plan kitchen/breakfast room, spacious lounge, rear garden measuring approximately 40ft, own driveway providing off-street parking for several vehicles and detached garage/outbuilding/garden office accessed via the rear.

**NO ONWARD CHAIN.**

Council Tax Band: C. EPC Rating: tbc. Ref 20402

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Entrance via double glazed entrance door to

#### ENTRANCE HALL

Stairs to first floor accommodation. Wood effect flooring.



#### LOUNGE 17' 10" x 12' 3" (5.44m x 3.73m)

Double glazed window to the front aspect. Under stairs storage cupboard. Wood effect flooring. Plastered ceiling. Radiator. Double opening doors providing access to Kitchen/Breakfast Room.



**KITCHEN/BREAKFAST ROOM 15' x 8' 6" (4.57m x 2.59m)** Double glazed window overlooking conservatory. Range of modern high gloss base and eye level units. Marble effect work surfaces. Inset stainless steel sink drainer unit. Space for free standing cooker. Feature brick shaped tiled splash backs. Space for appliances. Wood effect flooring. Plastered ceiling. Radiator. Open plan through to conservatory.



#### CONSERVATORY 14' 3" x 9' 4" (4.34m x 2.84m)

Double glazed windows. Double glazed door providing access to rear garden. Wood effect flooring.





## FIRST FLOOR ACCOMMODATION

### LANDING

Doors to rooms.



### BEDROOM ONE 16' 9" x 9' (5.11m x 2.74m)

Double glazed window to the front aspect. Fitted corner wardrobe. Plastered ceiling. Radiator.



### BEDROOM TWO 9' 7" x 9' (2.92m x 2.74m)

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



### BEDROOM THREE 13' 4" x 6' 1" (4.06m x 1.85m)

Double glazed window to the front aspect. Over stairs storage areal. Plastered ceiling. Radiator.



BATHROOM

Obscure double glazed window to the rear aspect. WC with low level cistern. Pedestal wash hand basin. Panelled bath with shower screen and shower over. Wood effect flooring. Plastered ceiling. Radiator.



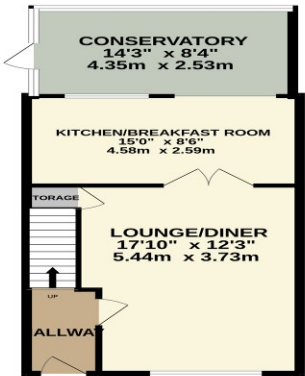
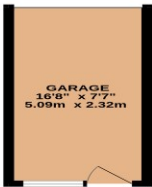
EXTERIOR

The REAR GARDEN measures approximately 40' (12.19m) commences with hard standing leading to part block paved part laid lawn. Gate providing access to rear and DETACHED GARAGE/OUTBUILDING/GARDEN OFFICE with personal door to rear garden.

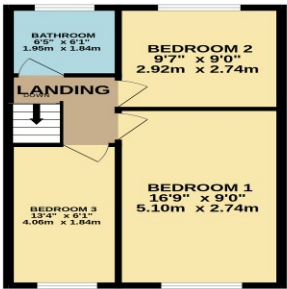


The FRONT has own block paved driveway providing off-street parking for several vehicles. Gate providing access to the rear garden

GROUND FLOOR  
641 sq.ft. (59.6 sq.m.) approx.



1ST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 1037 sq.ft. (96.4 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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