

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Wheatley Close, Rochford, SS4 1SR



Guide Price:
£375,000 - £400,000

Situated in the popular area of Rochford is this three bedroom semi detached chalet with open plan lounge/dining area, garage and off street parking for three/four vehicles.

Viewing recommended.

Council Tax Band: C. EPC Rating: TBC.

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

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



Accommodation comprises:

Entrance via composite entrance door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation. Storage cupboards. Feature radiator.



BATHROOM 6' 11" x 5' 2" (2.11m x 1.57m)

Obscure double glazed window to side aspect. A three piece suite comprising P-shaped bath with power shower over, inset wash hand basin with vanity storage and close coupled wc. Chrome towel radiator. Tiled flooring. Part tiled walls.



LOUNGE/DINING AREA 25' 11" x 10' 11" (7.9m x 3.33m)

Double glazed window with fitted blinds to front aspect. Double glazed French doors providing access to rear garden. Feature fireplace. Wood effect flooring. Coving to ceiling. Open to kitchen.



KITCHEN 9' 1" x 6' 10" (2.77m x 2.08m)

Double glazed window to rear aspect. A range of Shaker style base and eye level units incorporating work surface with inset sink drainer unit. Integrated eye level oven. Electric hob with extractor fan. Space and plumbing for washing machine. Freestanding fridge freezer.



FIRST FLOOR LANDING

BEDROOM ONE 12' 7" x 8' 10" (3.84m x 2.69m)

Double glazed window with custom fitted shutters to front aspect. Eaves storage. Radiator.



BEDROOM TWO 11' 10" x 8' 1" (3.61m x 2.46m)

Double glazed window to rear aspect. Radiator.



BEDROOM THREE 8' 11" x 7' 8" (2.72m x 2.34m)

Double glazed window to rear aspect. Eaves storage. Radiator.



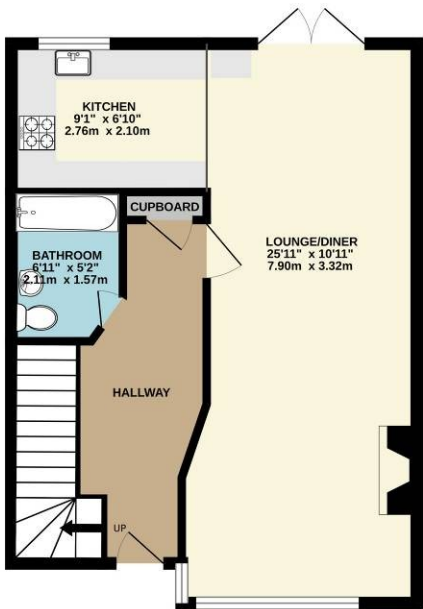
EXTERIOR.

The **REAR GARDEN** commences with patio area. Laid to lawn. Fencing to boundaries. Door to garage. Gate providing access to front.

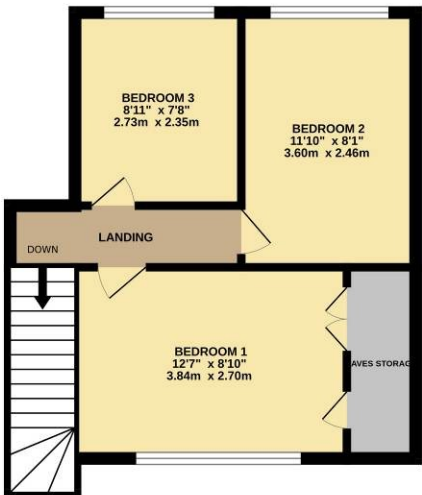


The **FRONT** has a driveway providing off street parking for three/four vehicles leading to **ATTACHED GARAGE** with up and over door.

GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 832 sq.ft. (77.3 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

Consumer Protection from Unfair Trading Regulations 2008.
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items show in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.