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**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## 64 Elizabeth Gardens, Rochford, SS4 1FX



**Guide Price:**  
**£475,000 - £500,000**

Situated in the sought after Elizabeth Gardens, Hall Road Development is this stunning three bedroom detached house with lounge/diner, kitchen/breakfast room and en-suite to bedroom one. Occupying a wider than average plot with extensive off street parking with own driveway leading to detached garage and a secluded rear garden. Within very close walking distance to Rochford mainline railway station, Rochford Golf Club, the historic Market Square of Rochford and local schools.

Viewing advised. Council Tax Band: E. EPC Rating: A. Our Ref: 20253.

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

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Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance hall.

### ENTRANCE HALL

Stairs to first floor accommodation. Radiator. Wood effect flooring. Plastered ceiling. Doors to wc.



### GROUND FLOOR WC

A two piece suite comprising wall mounted wash hand basin with chrome mixer tap and tiled splash back and back to wall wc. Radiator. Wood effect flooring. Plastered ceiling.

### LOUNGE/DINER 20' 2" x 9' 8" (6.15m x 2.95m)

Double glazed window to front aspect. Double glazed French doors providing access to rear garden. Radiator. Plastered ceiling.



### KITCHEN/BEAKFAST ROOM 20' 2" x 9' 8" (6.15m x 2.95m)

Double glazed window to front aspect. Double glazed French doors providing access to rear garden. Wood effect flooring. Plastered ceiling with inset spotlighting.

### KITCHEN AREA

A comprehensive range of modern base and eye level units incorporating quartz work surface with one and a half stainless steel sink drainer unit. Integrated electric oven. Gas hob with stainless steel extractor chimney above. Integrated fridge freezer. Integrated dishwasher. Door to utility room.



### UTILITY ROOM 7' 2" x 6' 2" (2.18m x 1.88m)

Double glazed window to rear aspect. Base and eye level units with inset stainless steel sink drainer unit. Space and plumbing for washing machine and tumble drier. Cupboard housing wall mounted boiler. Door to under stairs storage cupboard. Radiator. Wood effect flooring. Plastered ceiling.

### FIRST FLOOR LANDING

Double glazed window to rear aspect. Full height walk in storage cupboard. Radiator. Plastered ceiling. Access to loft.

### BEDROOM ONE 12' 7" max x 11' 4" max (3.84m x 3.45m)

Double glazed window to front aspect. Built in custom fitted wardrobes. Radiator. Plastered ceiling. Door to en suite.



### EN SUITE

Obscure double glazed window to front aspect. A three piece suite comprising double walk in tiled shower cubicle with thermostatic shower, inset wash hand basin with chrome mixer tap and storage below and back to wall wc. Radiator. Wood effect flooring. Plastered ceiling with inset spotlighting.



### BEDROOM TWO 11' 9" x 9' 8" (3.58m x 2.95m)

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



### BEDROOM THREE 8' 6" x 6' 6" (2.59m x 1.98m)

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



### FAMILY BATHROOM

Obscure double glazed window to rear aspect. A three piece suite comprising panelled bath with shower over and full height glass shower screen, inset wash hand basin with chrome mixer tap and back to wall wc. Heated towel radiator. Part tiled walls. Plastered ceiling.



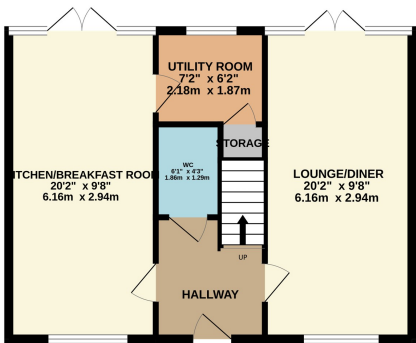
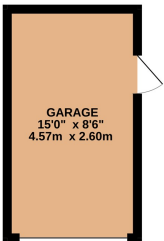
### EXTERIOR.

**A SECLUDED REAR GARDEN** commencing with patio area leading to garden. Laid to lawn. Gate providing access to own driveway to front. Door to garage.

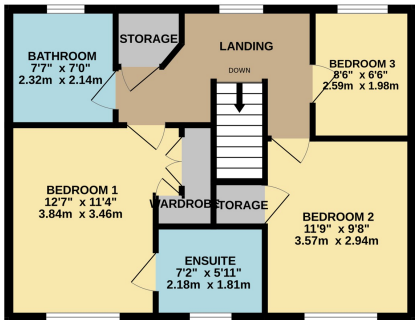


The property is in a popular position on Elizabeth Gardens with own driveway to the **FRONT** providing off street parking with further driveway to side leading to **DETACHED PITCHED ROOF GARAGE** with up and over door. Power and lighting.

GROUND FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR  
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 1196 sq.ft. (111.1 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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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 shown 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.