

## Rochford Hall Close, Rochford, SS4 1HF



Guide Price:  
£450,000 - £475,000

A character 1930s three double bedroom detached house offering huge potential throughout with spacious lounge, kitchen and separate dining room overlooking the stunning 175ft rear garden, large family bathroom, detached garage and ample off street parking. No onward chain. Our Ref: 16403.



Tel: 01702 200666 [www.williamsanddonovan.com](http://www.williamsanddonovan.com)

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU email: [hockleysales@williamsanddonovan.com](mailto:hockleysales@williamsanddonovan.com)

Company No. 4510230 VAT Registration No. 725 9879 75

Entrance via entrance door to entrance porch.

#### **ENTRANCE PORCH**

Double glazed windows to front and side aspects. Door and window to entrance hall.

#### **ENTRANCE HALL 18' 7" x 13' 5" (5.66m x 4.09m)**

Stairs to first floor accommodation. Walk in storage cupboard. Radiator.



#### **LOUNGE 15' 7" x 13' into bay window (4.75m x 3.96m)**

Double glazed bay window to front aspect. Feature fireplace. Radiator.

#### **DINING ROOM 12' 1" x 11' 4" (3.68m x 3.45m)**

Double glazed patio doors providing access to rear garden. Radiator. Archway through to kitchen.



#### **KITCHEN 11' 4" x 9' 5" (3.45m x 2.87m)**

Double glazed window to rear aspect. Obscure double glazed door to side aspect. A range of base and eye level units incorporating roll edge work surface with an inset one and a half stainless steel sink drainer unit. Built in oven with hob and extractor hood above. Space and plumbing for appliances. Storage cupboard.



### FIRST FLOOR LANDING

Double glazed window to side aspect over stairs.

### SEPARATE WC

Obscure double glazed window to side aspect. Low level wc.



### BATHROOM

Obscure double glazed window to rear aspect. A two piece suite comprising bath with shower above and wash hand basin. Storage cupboard.



### BEDROOM ONE 15' 7" x 13' into bay window (4.75m x 3.96m)

Double glazed bay window to front aspect. Radiator.



### BEDROOM TWO 13' x 11' 4" (3.96m x 3.45m)

Double glazed window to rear aspect. Radiator.



### BEDROOM THREE 13' 5" x 8' 6" (4.09m x 2.59m)

Double glazed window to front aspect. Radiator.



## EXTERIOR.

The **REAR GARDEN** measures approximately **175ft (53.34m)** commencing onto crazy paved patio. Laid to lawn. Established shrubs to border. Door to garage. Access to side.

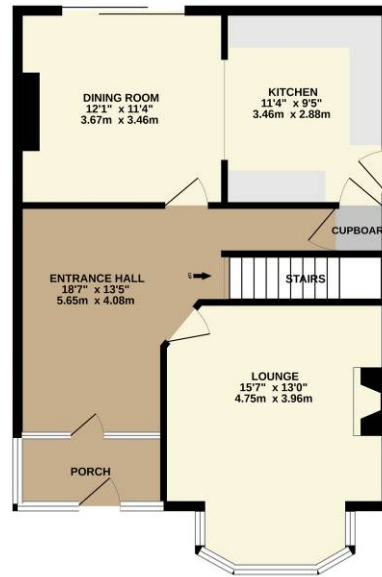


The **FRONT** has crazy paved driveway providing off street parking for several vehicles leading to **DETACHED PITCHED ROOF GARAGE** with double opening doors.

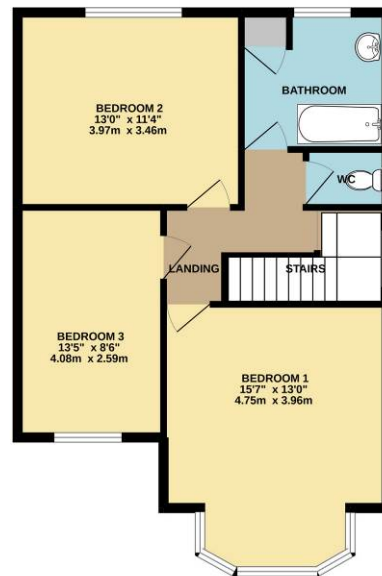
### Agents Note:

*Please be advised that Probate has been applied but is yet to be granted.*

GROUND FLOOR  
651 sq.ft. (60.5 sq.m.) approx.



1ST FLOOR  
616 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 1268 sq.ft. (117.8 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.  
Made with Metropix ©2022