

EST. 1999

WILLIAMS AND DONOVAN

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## Hilary Close, Rochford, SS4 1TN



Guide Price:  
£325,000 - £350,000

Situated in a sought after area in a quiet cul de sac close to local amenities including shops, main line railway station and King Edmund School is this three bedroom semi detached chalet with two reception rooms, ground floor bathroom and detached garage. Viewing advised. Our Ref: 19163.

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

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Entrance via a uPVC double glazed door to entrance hall.

#### **ENTRANCE HALL**

Two uPVC double glazed windows to front aspect. Cupboard housing Glow-worm combi boiler. Radiator. Wood flooring. Coving to ceiling.



#### **BATHROOM 8' 3" x 7' 2" (2.51m x 2.18m)**

Obscure uPVC double glazed window to side aspect. A three piece suite comprising corner bath with shower screen and shower over, wash hand basin with vanity storage cupboards/drawers below and close coupled wc. Chrome heated towel radiator. Tiled flooring.



#### **DINING ROOM 13' x 10' (3.96m x 3.05m)**

Double glazed bay window to front aspect. Wood flooring. Radiator. Stairs to first floor accommodation. Archway leading through to the lounge.



#### **LOUNGE 16' x 10' (4.88m x 3.05m)**

Double glazed patio doors to rear aspect. Feature brick built fireplace with marble hearth. Wood flooring. Plastered ceiling. Radiator. Door to kitchen.



### **KITCHEN 16' 9" x 8' 3" (5.11m x 2.51m)**

uPVC double glazed window to side and rear aspects. uPVC double glazed door providing access to rear garden. A comprehensive range of base and eye level units incorporating work surface with stainless steel sink drainer unit with mixer taps. Electric SMEG oven and halogen SMEG hob with extractor hood above. Space and plumbing for washing machine and tumble dryer. Integrated dishwasher. Cupboard housing gas and electric meters. Tile effect vinyl flooring. Coving to ceiling.



### **FIRST FLOOR LANDING**

### **BEDROOM ONE 14' 10" x 10' 10" (4.52m x 3.3m)**

uPVC double glazed window to front aspect. Built in wardrobes. Radiator. Plastered ceiling.



### **BEDROOM TWO 12' 8" x 10' 4" (3.86m x 3.15m)**

uPVC double glazed window to rear aspect. Radiator. Coving to ceiling.



### **BEDROOM THREE 9' 5" x 7' 5" (2.87m x 2.26m)**

uPVC double glazed window to rear aspect. Radiator. Coving to ceiling.





## EXTERIOR.

The **REAR GARDEN** measuring approximately 60ft by 40ft wide (18.29m x 12.19m) at its widest point, commencing with decking leading to garden. Laid to lawn. Pathway to garage. Fencing to all boundaries. Door to garage.



**DETACHED GARAGE 23' x 9' 2" (7.01m x 2.79m)** With up and over door. Two double glazed windows to side aspect.

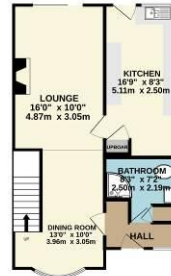
The **FRONT** measures approximately 20ft (6.1m) deep with concrete driveway providing off street parking for approximately two vehicles.

### Agents Note:

The vendors have advised that the flat roofs on the upstairs windows have all been renewed this year - 2024.

GROUND FLOOR  
738 sq ft, (68.7 sq m.) approx.

1ST FLOOR  
364 sq ft, (33.6 sq m.) approx.



TOTAL FLOOR AREA: 1102 sq ft, (102.4 sq m.) approx.

While every effort has been made to ensure the accuracy of the above information, the Vendor, Agent and the Estate Agent accept no responsibility for any errors, omissions or misstatements. This plan is for information only and should be used in conjunction with the particulars. The actual layout and appearance of the property may differ from the plan. Plans are for reference only and should be used in conjunction with the particulars.