

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## St Mary Cottages, Hall Road, Rochford, SS4 1PG



Guide Price:  
£300,000 - £325,000

Situated on Hall Road, with a frontage of approximately 60ft, is this character two bedroom bay fronted cottage with many original features, rear garden measuring approximately 70ft with far reaching views to the rear and driveway providing off street parking for several vehicles. Offered with no onward chain.  
Council Tax Band: C. EPC Rating: TBC.  
Viewing recommended. Our Ref: 19179.

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

[sales@wdhockley.com](mailto:sales@wdhockley.com) | [sales@wdbenfleet.com](mailto:sales@wdbenfleet.com) | [lettings@wdlets.com](mailto:lettings@wdlets.com)  
01702 200666 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)



Accommodation comprises:

Entrance via uPVC glazed door to entrance porch.

**ENTRANCE PORCH 12' 2" x 5' 10" (3.71m x 1.78m)**

Double glazed windows to all aspects. Wood effect flooring. uPVC door providing access to entrance hall.



**ENTRANCE HALL**

Under stairs storage cupboard.

**LOUNGE 11' 11" x 11' 11" (3.63m x 3.63m)**

Double glazed bay window to front aspect. Feature brick built fireplace. Radiator. Wood effect herringbone flooring. Original beams to ceiling.



**DINING ROOM 11' 11" x 10' 7" (3.63m x 3.23m)**

Double glazed window to rear aspect. Original feature fireplace. Radiator. Plastered ceiling. Stairs to first floor accommodation. Door to kitchen.



**KITCHEN 10' 2" x 6' 2" (3.1m x 1.88m)**

Double glazed window to rear aspect. Double glazed door providing access to rear garden. A range of base and eye level units incorporating roll top work surface with inset sink drainer unit. Space and plumbing for appliances. Door to bathroom.



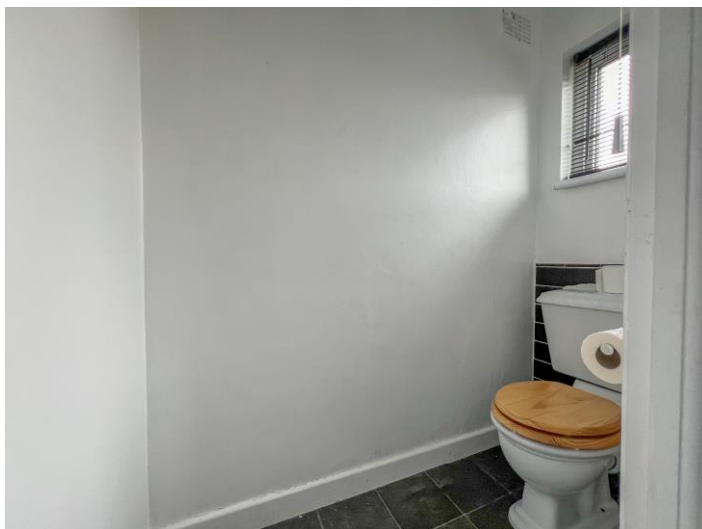
### **BATHROOM 8' 9" x 6' 2" (2.67m x 1.88m)**

Obscure double glazed window to side aspect. A two piece suite comprising panelled bath with shower over and full height glass shower screen and pedestal wash hand basin. Radiator. Tiled effect flooring. Access to loft. Door to wc.



### **WC**

Obscure double glazed window to side aspect. Close coupled wc. Tiled effect flooring.



### **FIRST FLOOR LANDING**

#### **BEDROOM ONE 11' 11" x 10' 7" (3.63m x 3.23m)**

Double glazed window to rear aspect. Original feature fireplace. Radiator. Storage cupboard. Over stairs storage cupboard.



#### **BEDROOM TWO 11' 11" x 10' 7" (3.63m x 3.23m)**

Double glazed window to front aspect. Radiator. Original beams to ceiling.



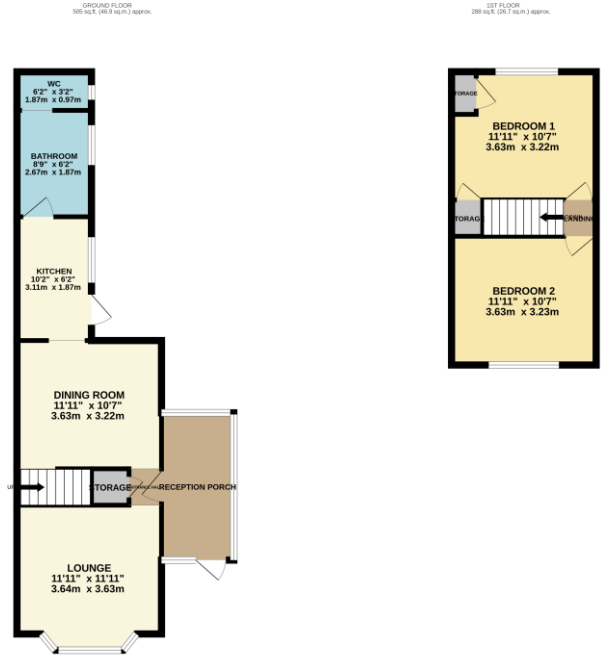
**EXTERIOR.**

The **REAR GARDEN** measures approximately 70ft (21.34m) commencing with patio area leading to garden. Far reaching views to the rear of the property. Laid to lawn. A selection of mature flower and shrub borders. Sheds to remain.



The **FRONT** has shingled driveway providing off street parking for several vehicles with the property having an approximately 60ft (18.29m) road frontage. Lawn area.

**Agents Note:**  
The property offers potential for extension to side and rear, subject to the usual planning consents.



TOTAL FLOOR AREA: 792 sq.ft. (73.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the Buyer's contracted floor measurements of doors, windows, rooms and any other items an Agent does not accept any responsibility for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and not guaranteed to be in the appropriate or working order. Plans made with Intrepid 12/21

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 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.