

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Princess Gardens, Rochford, SS4 3BJ



Guide Price £375,000 - £400,000

Situated in a quiet cul-de-sac is this immaculate three bedroom semi-detached family home occupying a wider than average corner position and benefiting from having two reception rooms, ample rear garden, detached garage (converted with outside office) and own driveway providing off-street parking for two vehicles. Within walking distance to local schools, shops and amenities.

Viewing highly recommended.

Council Tax Band: C. EPC Rating:C.

Our Ref 19610

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Entrance via double glazed entrance door to

ENTRANCE HALL

Double glazed window to the side aspect. Stairs to first floor accommodation. Wood flooring. Radiator.

GROUND FLOOR CLOAKROOM/WC

Obscure double glazed window to the front aspect. WC with concealed cistern. Rectangular wash hand basin with storage below. Tiled floor. Tiled walls. Plastered ceiling. Inset spot lights. Chrome heated towel rail.



LOUNGE 14' 4" x 13' 7" (4.37m x 4.14m)

Double glazed window to the front aspect. Wood flooring. Coving to plastered ceiling. Inset spot lights. Radiator. Door to Kitchen.



KITCHEN 9' 7" x 9' 4" (2.92m x 2.84m)

Double glazed window to the Conservatory. Double glazed door to the side/rear. Comprehensive range of modern base and eye level units. Complimentary work surfaces. Inset sink drainer unit. Integrated electric oven with inset gas hob and stainless steel extractor chimney above. Tiled splash backs. Space for appliances. Space for free standing fridge/freezer. Tiled floor. Coving to plastered ceiling. Door to Dining Room.



DINING ROOM 9' 7" x 8' 1" (2.92m x 2.46m)

Double glazed sliding patio doors proving access to Conservatory. Wood effect flooring. Plastered ceiling. Radiator.



CONSERVATORY 16' 8" x 10' 11" (5.08m x 3.33m)

Double glazed windows. Double glazed French doors providing access to rear garden. Wood effect flooring. Radiators.



FIRST FLOOR ACCOMMODATION

LANDING

Obscure double glazed window to the side aspect. Coving to textured ceiling.

BEDROOM ONE 12' 6" x 11' 2" (3.81m x 3.4m)

Double glazed window to the front aspect. Coving to textured ceiling. Radiator.



BEDROOM TWO 11' 2" x 10' 6" (3.4m x 3.2m)

Double glazed window to the rear aspect. Coving to textured ceiling. Radiator.



BEDROOM THREE 7' 5" x 6' 8" (2.26m x 2.03m)

Double glazed window to the rear aspect. Coving to textured ceiling. Radiator.



LUXURY FAMILY BATHROOM

Obscure double glazed window to the side aspect. WC with concealed cistern. Inset wash hand basin with vanity storage below. Oval shaped bath with chrome tap and hand-held shower attachment. Walk-in shower cubicle with two shower heads and glass screen. Tiled floor. Tiled walls. Plastered ceiling. Inset spot lights. Chrome heated radiator.



EXTERIOR

The **REAR GARDEN** commences with raised decking area with balustrade providing ample space for table and chairs, continuing around to side; steps down to laid lawn. The spacious side garden has decking and recently laid shingle area providing additional seating area. Side gate providing access to the front.



The **FRONT** has lawn area (this could be converted to provide additional parking) and own driveway providing off-street parking for two vehicles leading to **DETACHED GARAGE**, part converted (approx 60/40 split) to provide **STORAGE AREA 8' 8" x 8' 7" (2.64m x 2.62m)** to the front with Up & Over door, power and lighting, to the rear **STUDY/OFFICE 8' 6" x 8' 6" (2.59m x 2.59m)** with double glazed window and personal door to rear garden, wood effect flooring, coving to plastered ceiling, power and lighting.

Agents Note:

The current vendors have had Planning permission granted by Rochford Council to remove the existing rear conservatory and construct a single storey rear extension, to form a kitchen/diner. Details can be found on the Rochford Council website, Planning Application no. 23/00573/FUL



TOTAL FLOOR AREA: 1129 sq.ft. (104.8 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only. It is not intended to be used for any other purpose. The seller, its agents, and the estate agent do not warrant or guarantee as to their accuracy or efficiency can be given. Based on the information provided.

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