

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Royal Close, Rochford, SS4 3AZ



Guide Price:
£475,000 - £500,000

Situated in a popular location is this immaculate and modernised three/four bedroom link detached family home with spacious lounge/diner, modern kitchen and off street parking for two vehicles. Close to local shops and amenities.

Council Tax Band: D. EPC Rating: D.
Viewing recommended. Our Ref: 19666.

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

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com



Accommodation comprises:

Entrance via composite entrance door to entrance hall.

ENTRANCE HALL

Contemporary radiator. Plastered ceiling. Stairs with solid Oak bannisters with glass inset balustrades to first floor accommodation. Doors to ground floor rooms. Open to lounge/diner.



LOUNGE/DINER 21' 3" x 12' (6.48m x 3.66m)

uPVC sliding patio doors providing access to rear garden. Contemporary radiators. Plastered ceiling with inset lighting.



KITCHEN 12' 4" x 9' 7" (3.76m x 2.92m)

uPVC double glazed window to front aspect. uPVC double glazed door to side aspect. A comprehensive range of high gloss base and eye level units incorporating solid Oak work surface with sink drainer unit. Space for cooker. Space for fridge. Integrated washing machine and dishwasher. Solid slate flooring with under floor heating.



BEDROOM FOUR/STUDY 16' 11" x 8' 4" (5.16m x 2.54m)

uPVC double glazed window to front aspect. uPVC double glazed door to side aspect. Radiator. Plastered ceiling with inset lighting. Access to loft which is boarded. Built in cupboard housing meters, fuse board etc.



SEPARATE WC

uPVC double glazed window to side aspect. A two piece suite comprising wash hand basin with vanity storage below and close coupled wc.

FIRST FLOOR LANDING

Access to loft via loft ladder. Boarded and lighting. Houses the combination boiler.

BEDROOM ONE 16' 4" x 9' 10" (4.98m x 3m)

uPVC double glazed windows to front aspect. Large built in wardrobes. Radiator.



BEDROOM TWO 14' 1" x 7' 11" (4.29m x 2.41m)

uPVC double glazed window to front and side aspects. Radiator.



BEDROOM THREE 9' 7" x 7' 4" (2.92m x 2.24m)

uPVC double glazed window to front aspect. Large wardrobe. Storage above eaves over staircase. Radiator.



BATHROOM

A three piece suite comprising panelled bath with shower over, wash hand basin with vanity storage below and close coupled wc.



EXTERIOR.

The **REAR GARDEN** measures approximately 40ft (12.19m) commencing with patio area leading to garden. Laid to lawn. Patio area to rear of garden. Shed and playhouse to remain. Exterior hot and cold taps. Power sockets. Gate providing access to front.

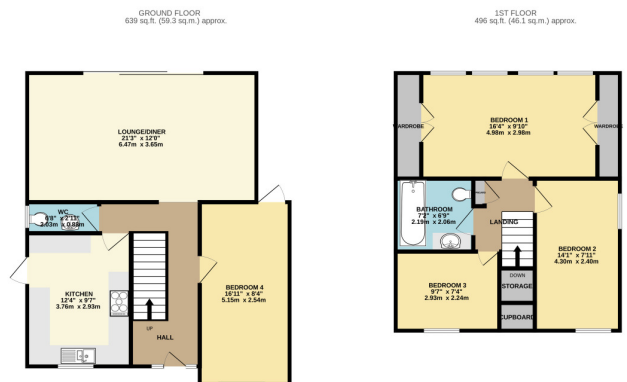


The **FRONT** has a block paved driveway providing off street parking for two/three vehicles. Power sockets. Shingled area to side.

Agents Note:

The vendors advise that the property has cavity wall insulation and insulation to front dormers.

The flat roof is five years old and is insulated.



TOTAL FLOOR AREA: 1135 sq. ft. (105.4 sq.m.) approx.
 While every effort has been made to report the accuracy of the figures contained here, measurements of floor, ceiling, room and site area are not guaranteed and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should be used in conjunction with the property particulars. The ground, fixtures and appliances shown here are not to scale and are for illustrative purposes only. Measurements are given in feet and inches (ft. in.) and in metres (m.).