

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Reynolds Gardens, Rochford, SS4 3JZ



Guide Price:  
£350,000 - £375,000

Situated in a popular location is this three bedroom link detached house with spacious lounge/diner, en suite to bedroom one, carport and garage.

Close to local shops and amenities. NO ONWARD CHAIN.

Council Tax Band: D. EPC Rating: C.

Viewing advised. Our Ref: 19734.

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

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Accommodation comprises:

Entrance via double glazed entrance door to entrance hall.

#### ENTRANCE HALL

Stairs to first floor accommodation. Radiator. Laminate flooring. Coving to plastered ceiling. Doors to lounge, kitchen and wc.



#### KITCHEN 9' 8" x 7' 2" (2.95m x 2.18m)

uPVC double glazed window to front aspect. A comprehensive range of base and eye level units incorporating work surface with stainless steel sink drainer unit. Integrated electric double oven. Gas hob with extractor fan. Integrated fridge freezer. Integrated dishwasher. Tiled splash backs. Tiled flooring. Plastered ceiling.



#### LOUNGE/DINER 15' 7" x 14' 3" (4.75m x 4.34m)

uPVC double glazed window to rear aspect. uPVC double glazed French doors providing access to rear garden. Gas fire with surround. Under stairs storage cupboard. Radiator. Laminate wood effect flooring. Coving to plastered ceiling.



#### GROUND FLOOR CLOAKROOM

uPVC obscure double glazed window to front aspect. A two piece suite comprising wash hand basin and close coupled wc. Radiator. Laminate wood effect flooring. Plastered ceiling.





## FIRST FLOOR LANDING

Storage cupboard.



## BEDROOM ONE 11' 10" x 9' 1" (3.61m x 2.77m)

Two uPVC double glazed windows to front aspect. Built in wardrobes. Storage cupboard. Radiator. Door to en suite.



## EN SUITE

A three piece suite comprising shower unit, wash hand basin and close coupled wc.



## BEDROOM TWO 12' 11" x 8' 11" (3.94m x 2.72m)

uPVC double glazed window to front and rear aspects. Storage cupboard. Radiator. Plastered ceiling.



## BEDROOM THREE 9' 9" x 7' 6" (2.97m x 2.29m)

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





## BATHROOM

uPVC obscure double glazed window to rear aspect. A three piece suite comprising panelled bath, wash hand basin and close coupled wc. Laminate wood effect flooring.



## EXTERIOR.

The **SOUTH WEST FACING REAR GARDEN** measures approximately 40ft (12.19m) commencing with decking leading to garden. Laid to lawn backing woodland. Gate to **GARAGE** with up and over door. Storage. **CAR PORT**



The **FRONT** has a small paved area leading to the car port and garage.



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.