

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Woodville Close, Rochford, SS4 1SN



**Guide Price:**  
**£375,000 - £400,000**

Situated in a popular part of Rochford is this immaculate two bedroom semi detached bungalow with spacious lounge, kitchen/diner, gated carport and off street parking for three/four vehicles.

Council Tax Band: C. EPC Rating: TBC.

Viewing highly recommended. Our Ref: 19796.

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 double glazed entrance door to entrance hall.

#### ENTRANCE HALL

Doors to lounge, dining room, bathroom and two bedrooms. Radiator. Plastered ceiling.



#### LOUNGE 12' 10" x 11' 9" (3.91m x 3.58m)

uPVC double glazed bay window to front aspect. Radiator. Coving to plastered ceiling.



#### DINING AREA 11' 9" x 11' 4" (3.58m x 3.45m)

uPVC double glazed window to side aspect. A range of base and eye level units incorporating work surface. Matching unit to remain. Integrated fridge freezer. Radiator. Tiled flooring. Plastered ceiling. Open to kitchen.



#### KITCHEN 11' 1" x 6' 10" (3.38m x 2.08m)

uPVC double glazed window to rear aspect. uPVC door to side aspect. A range of base and eye level units incorporating quartz work surface with stainless steel sink drainer unit. Integrated oven, hob and extractor fan. Tiled flooring. Plastered ceiling with downlights.





**BEDROOM ONE 11' x 10' 10" (3.35m x 3.3m)**

uPVC double glazed window to front aspect. A range of wardrobes and units to remain. TV bracket and wiring. Radiator. Plastered ceiling.



**BEDROOM TWO 11' 4" x 9' 1" (3.45m x 2.77m)**

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



**BATHROOM**

Obscure uPVC double glazed window to rear aspect. A three piece suite comprising panelled bath with screen and shower over, inset sink with vanity storage below and close coupled wc. Towel radiator. Part tiled walls. Tiled flooring.



**EXTERIOR.**

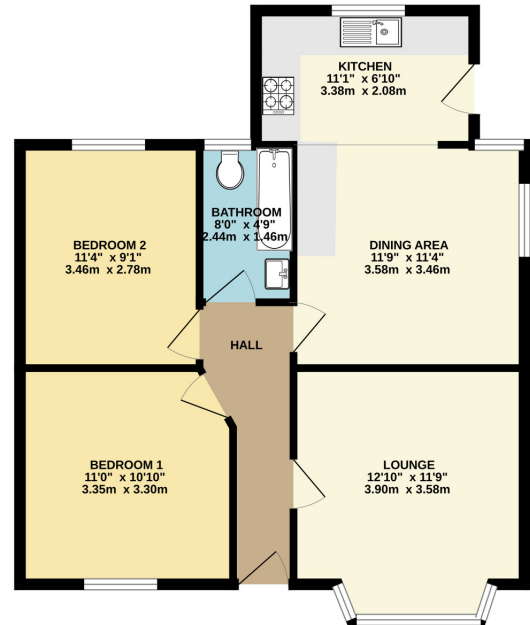
The **REAR GARDEN** measuring approximately 45ft (13.72m) commencing with block paved patio leading to garden. Laid to lawn. Fencing to all boundaries. Side access to **CAR PORT** with gates to front.





The **FRONT** has a block paved driveway providing off street parking for approximately three/four vehicles. Low brick wall to boundaries. Lawn area.

GROUND FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA: 662 sq.ft. (61.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropac ©2024



**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.