

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Rectory Road, Rochford, SS4 1UG



£450,000

Situated within walking distance to local schools and shops, is this immaculate four bedroom family home accessed via private pathway to the front and benefiting from having en suite to master bedroom, spacious kitchen/breakfast room, large lounge, recently converted garage providing additional reception room, recently landscaped rear garden and own driveway providing off-street parking to the rear via private cul-de-sac.

Viewing highly recommended.

Council Tax Band: E. EPC Rating: tbc.

Our Ref 17557

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

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Entrance via double glazed entrance door to

ENTRANCE HALL

Double glazed window to the front aspect. Stairs to first floor accommodation. Custom made under stairs storage. Full height storage cupboard.



GROUND FLOOR CLOAKROOM/WC

Obscure double glazed window to the front aspect. WC with concealed cistern. Inset wash hand basin with vanity storage below. Tiled floor. Plastered ceiling. Radiator.



KITCHEN/BREAKFAST ROOM 15' 5" x 13' 1" (4.7m x 3.99m)

Double glazed window to the rear aspect. Double glazed French doors providing access to rear garden. Comprehensive range of modern base and eye level units. Roll edge work surfaces. Inset stainless steel sink drainer unit. Tiled brick effect splash backs. Under unit lighting. Integrated electric oven. Gas hob with stainless steel extractor chimney above. Integrated dish washer. Integrated washer/dryer. Integrated fridge/freezer. Tiled flooring to kitchen area. Wood effect flooring to breakfast area. Plastered ceiling. Inset LED spot lights. Radiator.





ADDITIONAL RECEPTION ROOM (FORMER GARAGE)
18' 3" x 8' 8" (5.56m x 2.64m)

Double glazed window to the front aspect. Wood effect flooring. Plastered ceiling. Inset spot lights. Access to loft.

Agents Note:

The vendor has advised that unfortunately planning permission has not been obtained for the garage conversion. However, should you require the full use of the garage the partition wall could easily be removed.

LOUNGE/DINER 21' 9" x 13' 1" (6.63m x 3.99m)

Double glazed bay window to the front aspect. Double glazed window to the rear. Feature media wall. Wood effect flooring. Plastered ceiling. Radiators. Door to



FIRST FLOOR ACCOMMODATION

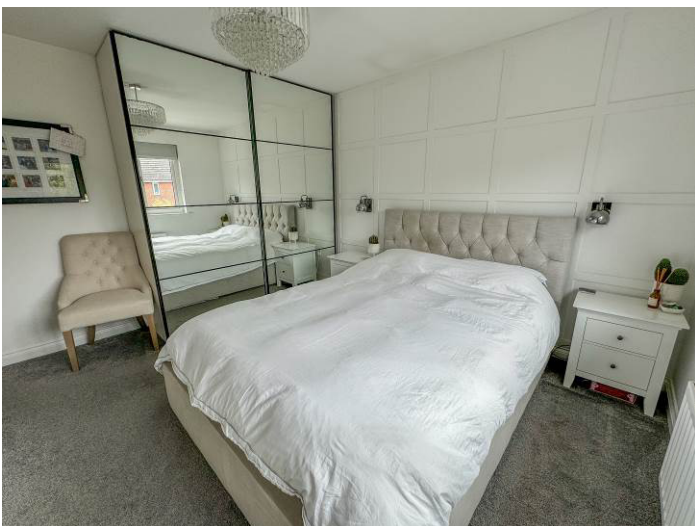
LANDING

Double glazed window to the front aspect.



BEDROOM ONE 13' 1" x 13' 1" max (3.99m x 3.99m)

Double glazed window to the rear aspect. Built-in wardrobes with mirrored sliding doors to one wall. Feature panelled wall. Plastered ceiling. Radiator.



EN SUITE

Obscure double glazed window to the rear aspect. WC with concealed cistern. Inset wash hand basin with vanity storage below. Walk-in shower cubicle with thermostatic shower. Marble effect tiled floor. Marble effect tiled walls. Plastered ceiling. Chrome heated towel radiator.



BEDROOM TWO 13' 1" x 9' 4" (3.99m x 2.84m)

Double glazed window to the rear aspect. Plastered ceiling. Radiator.



BEDROOM THREE 9' 4" x 7' 9" (2.84m x 2.36m)

Double glazed window to the front aspect. Fitted wardrobe. Plastered ceiling. Radiator.



BEDROOM FOUR 10' 9" x 7' 9" (3.28m x 2.36m)

Double glazed window to the front aspect. Plastered ceiling. Radiator.



LUXURY FAMILY BATHROOM

Obscure double glazed window to the rear aspect. WC with concealed cistern. Inset wash hand basin with vanity storage below. Bath with central chrome mixer tap. Recently fitted shower cubicle with thermostatic shower. Marble tiled floor. Marble tiled walls. Plastered ceiling. Inset spot lights. Heated chrome towel radiator.



EXTERIOR

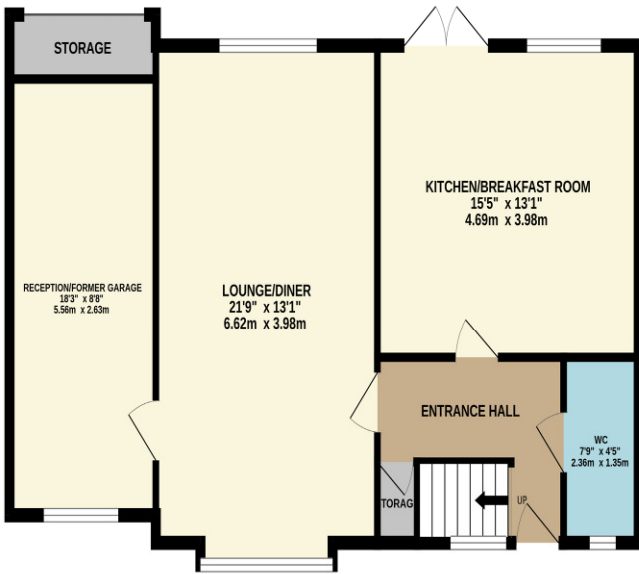
The **RECENTLY LANDSCAPED LOW MAINTENANCE REAR GARDEN** commences with paved patio providing ample seating space. Artificial lawn. Selection of flowers and shrubs. Gate to rear providing access to own driveway and former garage, with electric Up & Over door to storage area with power and lighting.



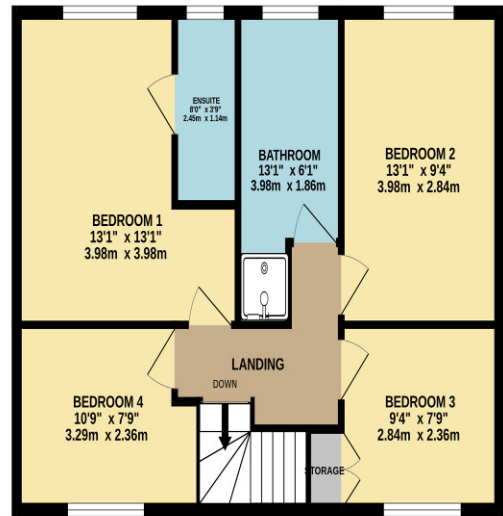
The **FRONT** is approached via a private pathway with wrought iron railings.



GROUND FLOOR
780 sq.ft. (72.5 sq.m.) approx.



1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 1372 sq.ft. (127.5 sq.m.) approx.

Whilst 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.

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