

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Parklands, Rochford, SS4 1SH



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

Situated in a very popular area of Rochford is this three bedroom semi detached family home with large lounge diner, modern fitted kitchen, car port and plenty of off street parking. Close to local shops and amenities.

Council Tax Band: C. EPC Rating: E.

Viewing advised. Our Ref: 19805.

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 porch.

### PORCH

Plastered ceiling. Tiled flooring. Door to lounge/diner.

### LOUNGE/DINER 19' 3" x 15' 8" (5.87m x 4.78m)

uPVC double glazed window to front and side aspects. Radiator. Storage cupboard. Solid wood flooring. Coving to ceiling.



### DINING AREA

Continuation of solid wood flooring. Radiator. Open into bedroom three.



### BEDROOM THREE 10' x 6' 9" (3.05m x 2.06m)

uPVC double glazed window to side aspect. uPVC double glazed door to side aspect. Radiator.



### KITCHEN 16' 6" x 15' 8" (5.03m x 4.78m)

uPVC double glazed window to rear aspect. uPVC double glazed French doors providing access to rear garden. A range of modern base and eye level units incorporating Quartz work surface with Range Master composite inset sink drainer unit. Space for Belling double gas hob (negotiable). Integrated Bosch microwave. Integrated Indesit washing machine. Integrated Hoover dishwasher. Space for fridge freezer. Island with storage. Wall mounted TV (negotiable). Woodpecker wood effect laminate flooring. Modern floor to ceiling radiator. Plastered ceiling with downlights. Stairs to first floor accommodation.







### BATHROOM 6' 9" x 5' 5" (2.06m x 1.65m)

uPVC double glazed window to side aspect. A three piece suite comprising panelled bath, pedestal sink unit with storage and close coupled wc. Tiled walls. Tiled flooring.



### FIRST FLOOR LANDING

uPVC double glazed window to rear aspect. Feature curved banister. Feature ceiling light. Radiator.



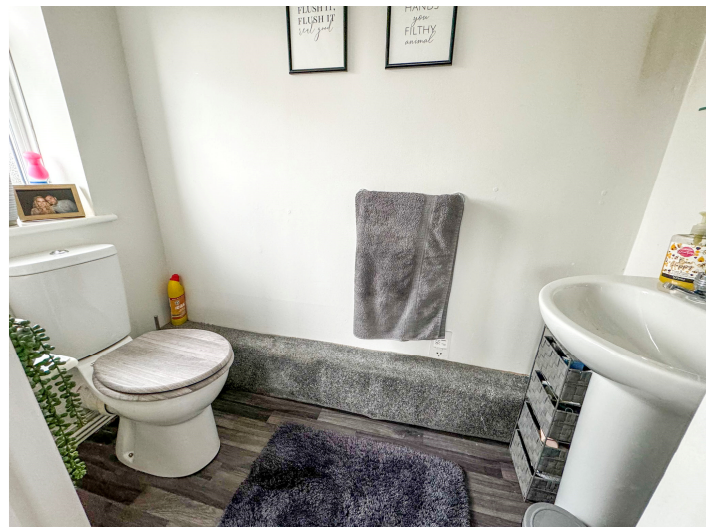
### BEDROOM ONE 13' 9" x 12' 7" (4.19m x 3.84m)

Two uPVC double glazed windows to front aspect. Storage cupboard. Space for wardrobes. Two radiators. Plastered ceiling with downlights. Door to en suite.



### EN SUITE

uPVC double glazed window to side aspect. A two piece suite comprising sink and close coupled wc. Wood effect flooring.





## BEDROOM TWO 8' 6" x 8' 1" (2.59m x 2.46m)

uPVC double glazed window to rear aspect. Radiator. Half panelled wall.



TOTAL FLOOR AREA: 1030 sq ft (95.7 sq m) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, measurements of floor, ceiling, areas and plot areas are approximate and no responsibility is taken for any errors or omissions in the information. The plans for residential properties only and should be used as a guide only for information purposes. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency over the years.  
Made with Metreplan 12024

## EXTERIOR.

The **REAR GARDEN** measures approximately 40ft (12.19m) commencing with patio area. Barbeque area. Shed to remain. Laid to lawn with shrubs. Fencing to boundaries. Door to bedroom three. Side access leading to **CAR PORT 14' 7" x 8' 1" (4.44m x 2.46m)** with lighting. Double doors to front.



The **FRONT** has a crazy paved / pebble dashed driveway providing off street parking for two/three vehicles.

## Agents Note

The vendors advise that the kitchen was installed approx two years ago.

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.