

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Moorcroft, Rochford, SS4 3LB



Guide Price:
£375,000 - £400,000

An immaculate three bedroom end terraced family home with detached garage and outbuilding/office. With large lounge, large kitchen/diner and three good size bedrooms.

Close to local shops and amenities.
Council Tax Band: C. EPC Rating: C.
Viewing advised. Our Ref: 19065.

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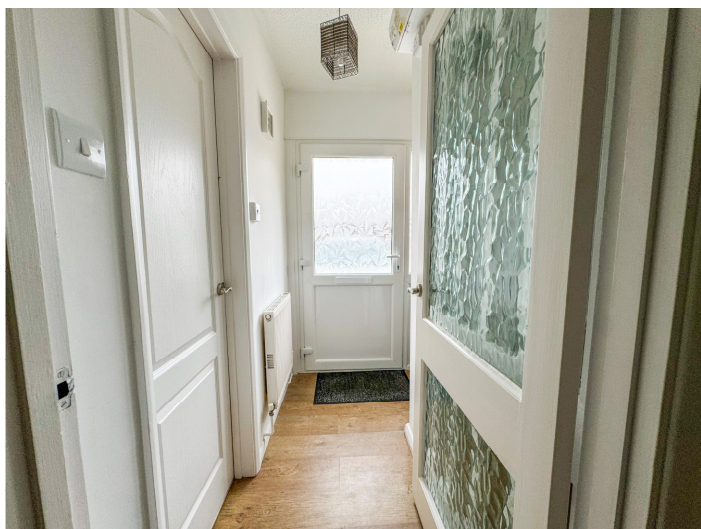


Accommodation comprises:

Entrance via uPVC double glazed entrance door to entrance hall.

ENTRANCE HALL

uPVC double glazed windows to front aspect. Doors to lounge and ground floor cloakroom.



GROUND FLOOR CLOAKROOM

uPVC double glazed window to front aspect. A two piece suite comprising pedestal wash hand basin and close coupled wc.



LOUNGE 17' 7" x 11' 1" (5.36m x 3.38m)

uPVC double glazed window to front aspect. Fireplace. Wood effect laminate flooring. Stairs to first floor accommodation. Double folding doors to kitchen.



KITCHEN/DINER

KITCHEN AREA 17' 7" x 9' 7" (5.36m x 2.92m)

A range of base and eye level units incorporating work surface with double butler sink. Integrated NEFF electric cooker with gas hob and extractor fan. Space and plumbing for washing machine and dishwasher. Space for American style fridge freezer. Pantry cupboard housing tumble dryer. Wood effect laminate flooring. Plastered ceiling.



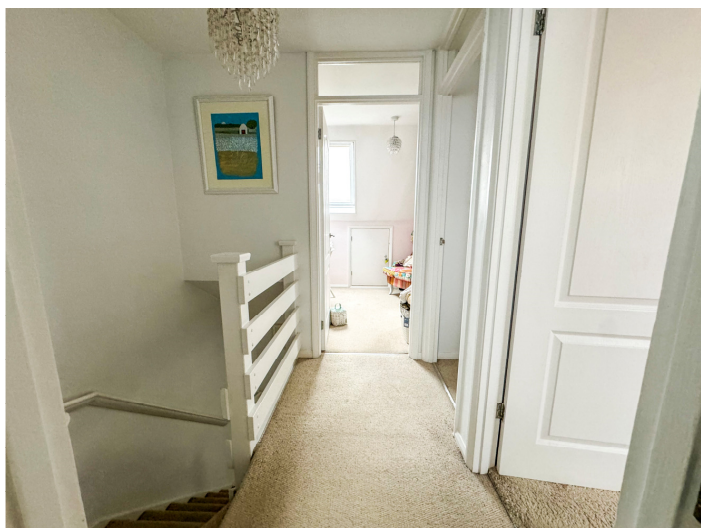
DINING AREA 15' 2" x 9' 5" (4.62m x 2.87m)

uPVC double glazed window to rear aspect. uPVC double glazed door to side aspect. uPVC double glazed French doors providing access to rear garden. Two electric sky lights which automatically shut if it rains. Continuation of wood effect laminate flooring. Plastered ceiling.



FIRST FLOOR LANDING

Access to loft housing boiler.



BEDROOM ONE 10' 7" x 9' 9" (3.23m x 2.97m)

uPVC double glazed window to rear aspect. Built in wardrobe with sliding doors. Radiator. Plastered ceiling.



BEDROOM TWO 10' 11" x 10' 7" (at its widest) (3.33m x 3.23m)

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



BEDROOM THREE 9' 4" x 7' 10" (2.84m x 2.39m)
 uPVC sky light window to front aspect. Eaves storage. Radiator.



SHOWER ROOM
 uPVC sky light window. A three piece suite comprising corner shower, inset sink unit with vanity storage and close coupled wc with cabinets. Laminate flooring.



EXTERIOR.
 The **SOUTH FACING REAR GARDEN** measuring approximately 30ft (9.14m) commences with patio area leading to garden. Laid to lawn. Wraps around to a further patio area. Side access to front. Access to garage and outbuildings.

OUTBUILDING/OFFICE 10' 3" x 7' 8" (3.12m x 2.34m)
 uPVC double glazed windows to front aspect. Door at side. **SHED** storage area. Two sets of exterior power points. Exterior tap. Exterior sensor security lighting. Door to garage.



GARAGE Electric roller door to the front. With loft space and ladder providing plenty of storage space.

The **FRONT** has a block paved driveway providing off street parking for three vehicles leading to garage with parking for three/four vehicles in front of garage.

Agents Note:
The vendors advised that under the carpet in bedroom one is laminate flooring.

