

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Charles Crescent, Rochford, SS4 1FT



**Guide Price:**  
**£425,000 - £450,000**

Situated on this popular Hall Road Development is this well presented semi detached house with detached garage which has been converted to provide an office. Having a spacious open plan lounge/diner/kitchen, ground floor cloakroom, three good size bedrooms with one going over the carport to create a spacious first floor, en suite to bedroom one and off street parking for two vehicles. The property is connected to next door only by the first floor, so enjoys the feel and privacy of a detached property. Close to local shops, amenities and main line railway station to London, Liverpool Street.

Viewing advised. Council Tax Band: D.

EPC Rating: B. Our Ref: 20382.

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

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Accommodation comprises:

Entrance via composite entrance door to entrance hall.

#### ENTRANCE HALL

Radiator. LVT flooring. Plastered ceiling. Door to wc. Doors to lounge.



#### OPEN PLAN LOUNGE/KITCHEN/DINER 19' 9" x 16' 4" (6.02m x 4.98m)

uPVC double glazed window to rear aspect. uPVC double glazed French doors providing access to rear garden. Stairs to first floor accommodation with under stairs storage cupboard. Continuation of LVT flooring. Plastered ceiling. Airconditioning unit. Open into kitchen.



#### GROUND FLOOR WC

Obscure uPVC double glazed window to front aspect. A two piece suite comprising wall hung wash hand basin with mixer tap and close coupled wc. Radiator. Continuation of LVT flooring. Plastered ceiling.



### KITCHEN 6' 11" x 6' 5" (2.11m x 1.96m)

uPVC double glazed window to front aspect. A range of modern base and eye level units incorporating work surface with inset sink drainer unit. Integrated Zanussi oven. Gas hob with extractor fan. Integrated Zanussi fridge/freezer. Washing machine to remain. Boiler. Plastered ceiling with downlights. Radiator.



### FIRST FLOOR LANDING

### BEDROOM ONE 15' 11" x 10' 9" (4.85m x 3.28m)

uPVC double glazed window to front aspect. Built in wardrobes. Radiator. Plastered ceiling. Airconditioning. Door to en suite.



### EN SUITE

Obscure double glazed window to front aspect. A three piece suite comprising shower enclosure, wash hand basin and close coupled wc. Radiator. Plastered ceiling with downlights. Tiled flooring. Part tiled walls.



### BEDROOM TWO 11' 4" x 8' 8" (3.45m x 2.64m)

uPVC double glazed window to rear aspect. Built in wardrobes. Radiator. Plastered ceiling.





**BEDROOM THREE 13' 4" x 8' 10" (4.06m x 2.69m)**  
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 over head shower, counter set wash hand basin and close coupled wc. Tiled flooring. Part tiled walls.



**EXTERIOR.**  
The **REAR GARDEN** measures approximately 40ft (12.19m) commencing with patio area. Artificial grass with pathways either side. Exterior tap. Smart electric socket. Door to garage. **ONE AND A HALF LENGTH GARAGE** The garage has been converted to provide an office at the rear with storage at the front. Up and over door. Power and lighting. Plastered ceiling. Wood effect laminate flooring. Gate to front.



The **FRONT** has artificial grass with pathways to either side to front door. To the **SIDE** there is block paving going under the carport with off street parking for approximately two vehicles and leads to garage/storage.

**Agents Note:**  
*The property is only attached to next door by the en suite and bedroom two, so whilst the property is semi detached it does enjoy the feel and privacy of a detached property for the majority of the house.*

GROUND FLOOR  
997 sq ft (92.4 sq m) approx.

1ST FLOOR  
589 sq ft (54.3 sq m) approx.



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.