

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## South Street, Rochford, SS4 1BL



£425,000

Situated in the heart of the historic market town of Rochford, is this unique, detached four bedroom character property, offering versatile living accommodation with large spacious entrance hall, two reception rooms as well as conservatory, en suite to master bedroom, modern fitted family bathroom, secluded rear garden, car port and garage. Walking distance to market square and shops, mainline railway station with links to London Liverpool Street and schools.

**NO ONWARD CHAIN.**

Council Tax Band: E. EPC Rating: D. Ref 20535

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

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Entrance via hardwood entrance door to

**LARGE SPACIOUS ENTRANCE HALL 14' 4" x 12' 4" (4.37m x 3.76m)**

Double glazed window to the front aspect. Stairs to first floor accommodation. Custom fitted under stairs storage. Wood effect flooring. Feature beams to textured ceiling. Radiator.



**GROUND FLOOR CLOAKROOM/WC**

WC with low level cistern. Wash hand basin. Wood effect flooring. Part tiled walls. Radiator.

**KITCHEN 11' 8" x 8' 8" (3.56m x 2.64m)**

Double glazed window to the front aspect. Base and eye level units. Roll edge work surfaces. Inset stainless steel sink drainer unit. Eye level double electric oven. Inset electric hob with extractor above. Space for appliances. Tiled floor. Textured ceiling. Open plan through to Dining Room.



**DINING ROOM 10' 6" x 8' 8" (3.2m x 2.64m)**

Double glazed window to the rear aspect. Coving to textured ceiling. Radiator. Open plan through to Lounge.



**LOUNGE 15' x 14' 4" (4.57m x 4.37m)**

Double glazed French doors, with adjacent full height double glazed windows, through to Conservatory. Feature brick built fireplace with space for Log Burner. Full height storage cupboard. Coving to textured ceiling. Radiators.



**CONSERVATORY 12' 4" max x 10' 6" max (3.76m x 3.2m)**

Double glazed windows. Double glazed French doors providing access to rear garden. Tiled floor.





### FIRST FLOOR GALLERIED STYLE LANDING

Double glazed window to the front aspect. Feature part panelled walls. Textured ceiling. Access to loft.



### BEDROOM TWO 14' 4" x 11' 10" (4.37m x 3.61m)

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



### BEDROOM ONE 18' 4" x 8' 7" (5.59m x 2.62m)

Double glazed window to the front aspect. Fitted bedroom furniture to one wall. Textured ceiling. Radiator.



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

Double glazed window to the front aspect. Plastered ceiling. Inset spot lights. Radiator.



### MODERN EN SUITE

Obscure double glazed window to the rear aspect. WC with concealed cistern. Inset wash hand basin with vanity storage below. Fully tiled walk-in shower cubicle with thermostatic shower. Tiled floor. Tiled walls. Plastered ceiling. Towel radiator.



### BEDROOM FOUR 11' 4" x 8' 4" (3.45m x 2.54m)

Double glazed window to the front aspect. Feature beams to textured ceiling. Radiator.





## MODERN BATHROOM

Obscure double glazed window to the rear aspect. WC with low level cistern. Pedestal wash hand basin. Corner bath. Fully tiled shower cubicle with thermostatic shower. Tiled floor. Tiled walls. Chrome towel radiator.

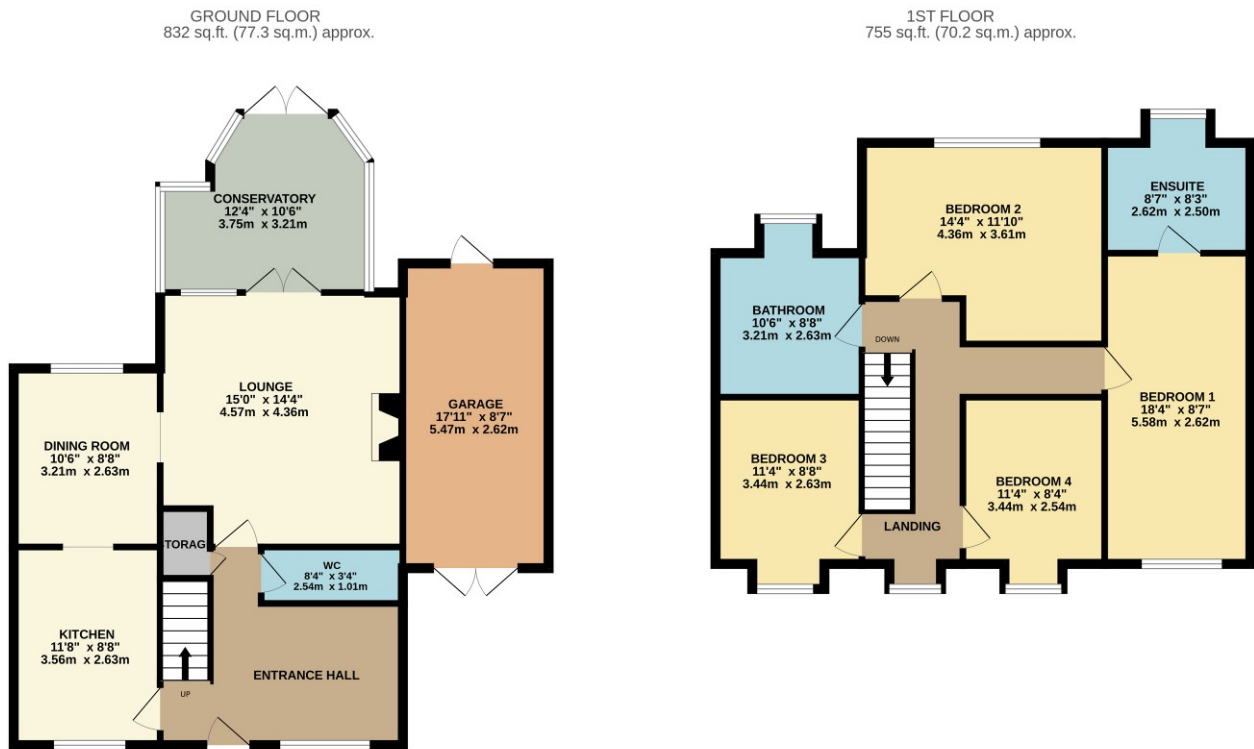


## EXTERIOR

The **SECLUDED REAR GARDEN** measures approximately 60' (18.29m) and commences with patio with steps down to laid lawn. Selection of mature flowers, trees and shrubs to borders. **SHED** to remain.



The **FRONT** has picket fence with gate to pathway leading to entrance door, double opening picket gates leading to **CAR PORT** and **GARAGE** with power and lighting, double glazed personal door providing access to rear garden.



TOTAL FLOOR AREA : 1587 sq.ft. (147.4 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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