

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Holt Farm Way, Rochford, SS4 1SB



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

Situated on the popular Holt Farm Way Estate is this extensive four bedroom semi detached family home with spacious lounge, four good size bedrooms, south facing rear garden and driveway with plenty of off street parking. Close to local shops, amenities and main line railway station.

Council Tax Band: D. EPC Rating: D.  
Viewing advised. Our Ref: 19616.

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

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Accommodation comprises:

Entrance via uPVC sliding doors to porch.

### ENTRANCE PORCH

uPVC double glazed door to entrance hall.

### SPACIOUS ENTRANCE HALL

Stairs to first floor accommodation with under stairs storage cupboard. Storage cupboard. Wood effect flooring.



### GROUND FLOOR WC

A two piece suite comprising wash hand basin and close coupled wc.



### DINING ROOM 12' 6" x 9' 7" (3.81m x 2.92m)

uPVC double glazed lead light bay window to front aspect with display shelf. Radiator. Coving to ceiling. Through to lounge.



### LOUNGE 15' 6" x 11' 6" (4.72m x 3.51m)

uPVC double glazed French doors providing access to rear garden. Feature fireplace. Radiator. Coving to ceiling.



### **KITCHEN 11' 6" x 8' 3" (3.51m x 2.51m)**

uPVC double glazed window to rear aspect. uPVC double glazed door providing access to rear garden. A range of base and eye level units incorporating roll top work surface with inset sink drainer unit. Integrated dishwasher. Integrated oven. Hob with extractor fan above. Space for fridge freezer. Boiler (12 years old and serviced yearly). Tiled splash backs. Tiled flooring.



### **LAUNDRY ROOM 7' 2" x 6' 6" (2.18m x 1.98m)**

uPVC double glazed window to rear aspect. Sink drainer unit. Worksurface. Plumbing and space for washing machine and tumble dryer.

### **GAMES ROOM 24' x 14' 8" (7.32m x 4.47m)**

uPVC double glazed lead light bay window to front aspect. uPVC double glazed French doors providing access to rear garden. Radiator. BAR AREA.



### **FIRST FLOOR LANDING**

Storage cupboard.

### **BEDROOM ONE 13' 1" x 12' (3.99m x 3.66m)**

uPVC double glazed lead light window to front aspect. A range of mirror fronted sliding wardrobes. Radiator. Door to en suite.



### **EN SUITE**

uPVC obscure double glazed window to rear aspect. A three piece suite comprising panelled bath, pedestal wash hand basin and close coupled wc. Part tiled walls.



### **BEDROOM TWO 16' 8" x 7' 7" (5.08m x 2.31m)**

uPVC double glazed window to rear aspect. Radiator.



**BEDROOM THREE 11' 8" x 9' 7" (3.56m x 2.92m)**  
 uPVC double glazed lead light window to front aspect.  
 Radiator.



**BEDROOM FOUR 11' 2" x 8' 3" (3.4m x 2.51m)**  
 uPVC double glazed lead light window to front aspect.  
 Radiator. Storage cupboard.

**SHOWER ROOM**

A three piece suite comprising tiled shower unit, inset wash hand basin with vanity storage below and close coupled wc. Part tiled walls. Wood effect flooring.



**EXTERIOR.**

The **SOUTH FACING REAR GARDEN** commences with patio area leading to garden which wraps around the side of the house. Laid to lawn.



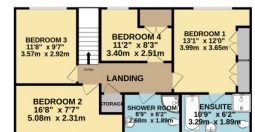
**LARGE SUMMERHOUSE.** Large gates at side which would enable car/caravan storage. Gates providing access to front.



The **FRONT** has own block paved driveway providing off street parking for four/five vehicles.

GROUND FLOOR  
 888 sq. ft. (82.5 sq. m.) approx.

1ST FLOOR  
 699 sq. ft. (64.9 sq. m.) approx.



TOTAL FLOOR AREA: 1587 sq. ft. (147.4 sq. m.) approx.  
 While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, walls, rooms and other areas should not be depended upon as a substitute for a professional surveyor's report. The layout, systems and appliances shown here may have been altered and the purchaser should verify the accuracy of the floorplans.  
 Made with floorplan 12/24

**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.