

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Hainault Avenue, Rochford, SS4 1UH



£420,000

Situated in a quiet location is this immaculate three bedroom detached bungalow, improved by the current owners, and benefiting from have large master bedroom with en suite shower room, additional recently fitted shower room, modern kitchen, conservatory, secluded landscaped rear garden, own driveway providing off-street parking for several vehicles and single garage. Walking distance to all local amenities including mainline railway station, schools and shops.

Council Tax Band: D. EPC Rating: C.

Ref 20172

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

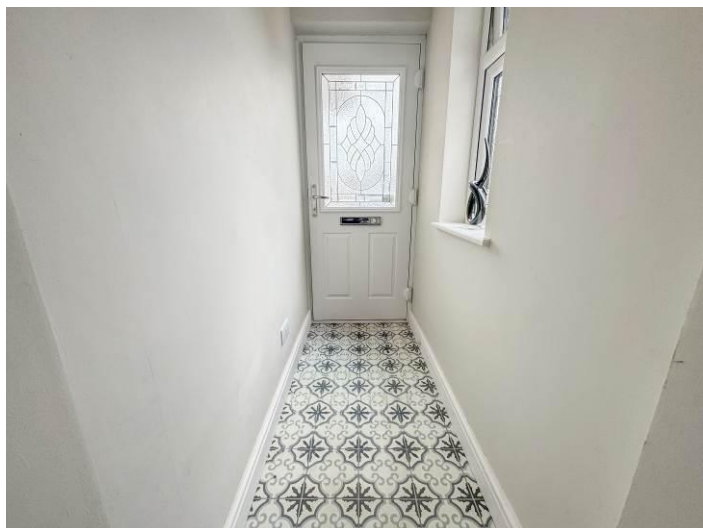
[sales@wdhockley.com](mailto:sales@wdhockley.com) | [sales@wdbenfleet.com](mailto:sales@wdbenfleet.com) | [lettings@wdlets.com](mailto:lettings@wdlets.com)  
01702 200666 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)



Entrance via double glazed entrance door to

### ENTRANCE PORCH

Obscure double glazed window to the side aspect. Contemporary tiled floor. Double glazed door to



### SPACIOUS ENTRANCE HALL

Wood effect flooring. Coving to plastered ceiling. Radiator.



### BEDROOM ONE 15' 4" x 10' 11" (4.67m x 3.33m)

Double glazed bay window to the front aspect. Comprehensive range of custom fitted bedroom furniture. Wood effect flooring. Plastered ceiling. Radiators.



### EN SUITE

Obscure double glazed window to the side aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Fully tiled shower cubicle with thermostatic shower. Contemporary vinyl flooring. Tiled walls.



### **BEDROOM TWO 10' 11" x 7' 4" (3.33m x 2.24m)**

Double glazed window to the side aspect. Coving to plastered ceiling. Tunnel ceiling 'light', providing additional natural light. Radiator.



### **BEDROOM THREE 8' 10" x 8' 6" (2.69m x 2.59m)**

Double glazed window to the side aspect. Fitted wardrobe. Coving to plastered ceiling. Radiator.



### **SHOWER ROOM**

Obscure double glazed window to the side aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Fully tiled shower cubicle with thermostatic shower. Contemporary vinyl flooring. Tiled walls. Plastered ceiling. Radiator.



### **KITCHEN 15' 6" x 7' 6" (4.72m x 2.29m)**

Double glazed window to the rear aspect. Double glazed door providing access to the side and rear. Comprehensive range of modern high gloss base and eye level units. Granite effect work surfaces. Integrated eye level twin electric oven. Separate gas hob with extractor chimney above. Space for dish washer. Space for washing machine. Space for free standing fridge/freezer. Tiled floor. Plastered ceiling. Inset spot lights.



### LOUNGE 15' 6" x 12' 3" (4.72m x 3.73m)

Double glazed French doors providing access to Conservatory. Feature fireplace with inset fire. Coving to textured ceiling. Radiator.



### CONSERVATORY 10' x 9' 10" (3.05m x 3m)

Double glazed windows. Double glazed French doors providing access to rear garden. Wood effect flooring.

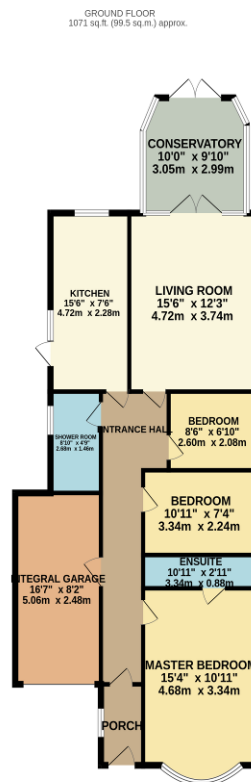


### EXTERIOR

The **LANDSCAPED REAR GARDEN** commences with patio lead to laid lawn. Selection of mature flowers and shrubs to borders. Further patio area to the rear. Gate to both sides providing access to the front.



The **FRONT** has own driveway providing off-street parking for several vehicles leading to **SINGLE GARAGE** with Up & Over door.



TOTAL FLOOR AREA: 1071 sq ft (99.5 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.  
Made with Metaplan 12/2025

### 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.