

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## 64 Oxford Road, Rochford, SS4 1TE



Guide Price £325,000 - £350,000

Situated in a popular location is this three bedroom, semi-detached chalet benefiting from having two ground floor bedrooms, ground floor bathroom, large lounge, conservatory and approximately 90ft SOUTH FACING rear garden. Close to local shops, amenities and mainline railway station with links to London Liverpool Street.

**NO ONWARD CHAIN.**

Council Tax Band: D. EPC Rating: tbc. Ref 20227

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

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Entrance via double glazed entrance door to

#### ENTRANCE PORCH

Double glazed door to

#### HALLWAY

Doors to all ground floor rooms.



#### KITCHEN 9' 6" x 9' 4" (2.9m x 2.84m)

Double glazed window to the rear. Double glazed door to Conservatory. Base and eye level units. Roll edge work surfaces. Inset stainless steel sink drainer unit. Integrated oven with gas hob. Space for appliances. Tiled walls backs. Servicing hatch through to Lounge.



#### WOODEN FRAMED CONSERVATORY 18' 7" x 7' 7" (5.66m x 2.31m)

Windows to all aspects. Double doors and single door providing access to the rear garden. Wood effect flooring.



#### LOUNGE 13' 7" x 10' 10" (4.14m x 3.3m)

Double glazed sliding patio doors to the Conservatory. Electric fire. Radiator.

#### GROUND FLOOR BEDROOM TWO 15' 2" x 10' 10" (4.62m x 3.3m)

Double glazed bay window to the front aspect. Two built-in wardrobes. Door to stairs to first floor accommodation. Radiator.



### GROUND FLOOR BEDROOM THREE 9' 6" x 8' 4" (2.9m x 2.54m)

Double glazed window to the front aspect. Open through to stairs to first floor accommodation. Radiator.



### GROUND FLOOR BATHROOM

Obscure double glazed window to the side aspect. WC with low level cistern. Pedestal wash hand basin. Panelled bath with mixer tap, hand held shower attachment and electric shower over (fitted in 2024). Tiled walls. Radiator.



### FIRST FLOOR ACCOMMODATION

#### L SHAPED BEDROOM ONE 22' 7" max x 10' 10" max (6.88m x 3.3m)

Double glazed window to the front aspect. Double glazed window to the rear aspect. Built-in wardrobes. Built-in cupboard. Eaves storage. Radiator.



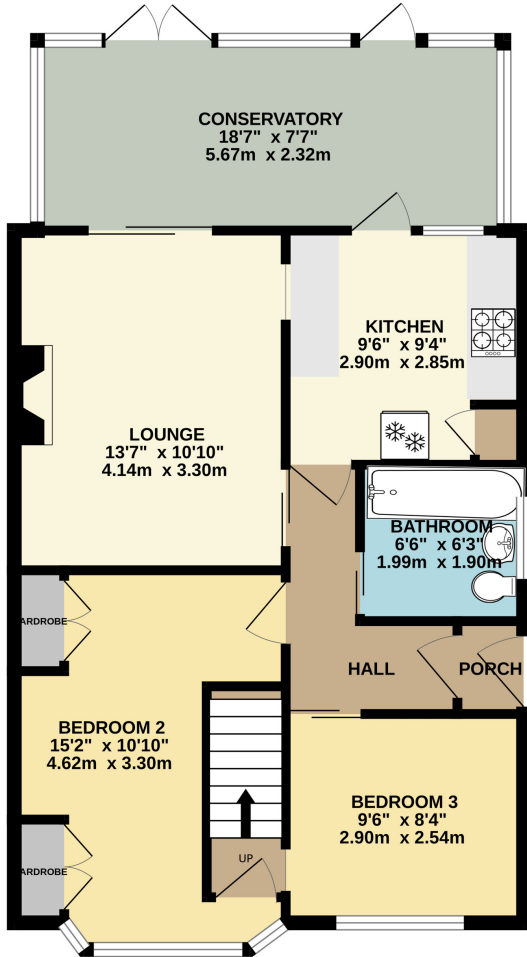
### EXTERIOR

The **SOUTH FACING REAR GARDEN** measures approximately 90' (27.43m) and commences with paved patio area leading to laid lawn. Paved pathway to the rear. **SHED** to remain. **DETACHED GARAGE**. Double side gate providing access to the front.

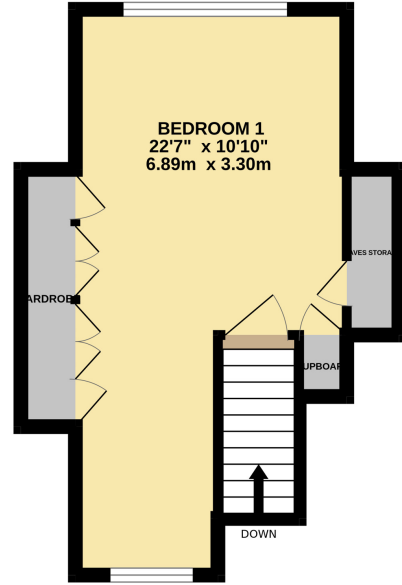


The **FRONT** has small lawn area and own driveway providing off-street parking for three vehicles.

GROUND FLOOR  
707 sq.ft. (65.7 sq.m.) approx.



1ST FLOOR  
260 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA : 968 sq.ft. (89.9 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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