

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

The Drive, Rochford, SS4 1QQ



Guide Price £350,000 - £375,00

Situated a popular location in a quiet cul de sac, is this immaculate three bedroom semi-detached family home benefiting from having large lounge, modern fitted kitchen and separate utility room, ground floor cloakroom/wc and own driveway providing off-street parking. Close to local amenities.

Council Tax Band: C.EPC Rating: C.

Ref 19826

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

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Entrance via double glazed entrance door to

ENTRANCE HALL

Stairs to first floor accommodation. Under stairs storage cupboard. Wood effect laminate flooring. Part panelled walls. Radiator.



GROUND FLOOR CLOAKROOM/WC

Obscure double glazed window to the side aspect. WC with low level cistern. Pedestal wash hand basin.

LOUNGE 17' 6" x 14' 8" (5.33m x 4.47m)

Double glazed window to the front aspect. Double glazed French doors providing access to rear garden. Fireplace with inset fire. Alcove. Wood effect laminate flooring. Coving to ceiling. Radiator.



KITCHEN/DINER 11' 8" x 11' 3" (3.56m x 3.43m)

Double glazed window to the side aspect. Double glazed window to the rear aspect. Built-in cupboard. Comprehensive range of base and eye level units. Wood effect work surfaces. Inset stainless steel sink drainer unit. Belling Range style cooker with extractor over, to remain. Space for dish washer. Wood effect laminate flooring. Radiator. Open to



UTILITY ROOM 12' 4" x 9' 6" (3.76m x 2.9m)

Double glazed window to the rear aspect. Double glazed door to the side. Double glazed door to the rear garden. Base units. Wood effect work surfaces. Inset stainless steel sink drainer unit. Space for appliances. Wood effect laminate flooring. Radiator.



FIRST FLOOR ACCOMMODATION

LANDING

Double glazed window to the front aspect. Part panelled walls.



BEDROOM ONE 14' 4" x 11' 1" (4.37m x 3.38m)

Double glazed window to the rear aspect. Built-in cupboard. Radiator.



BEDROOM TWO 11' 1" x 10' 10" (3.38m x 3.3m)

Double glazed window to the rear aspect. Built-in cupboard. Radiator.



BEDROOM THREE 8' 2" x 8' 2" (2.49m x 2.49m)

Double glazed window to the front aspect. Built-in cupboard. Radiator.



