

## Broad Walk, Hockley SS5 5DG



£340,000

Situated on the popular Broadlands development is this vastly extended two bedroom semi-detached bungalow requiring modernisation throughout but benefits from having potential for versatile living accommodation and further extensions to ground and first floor, subject to the usual planning permissions. Rear garden measuring approximately 60ft and potential for off-street parking to the front. Walking distance to all local amenities.

**NO ONWARD CHAIN.**

EPC Rating: tbc. Our Ref 17358



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Entrance via double glazed entrance door to

## ENTRANCE HALL

Radiator.

## BEDROOM ONE 14' 3" into bay x 10' 9" (4.34m x 3.28m)

Double glazed bay window to the front aspect. Textured ceiling. Radiator.



## BEDROOM TWO 12' 9" x 10' 6" (3.89m x 3.2m)

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



## SHOWER / WET ROOM 11' 7" x 5' 4" (3.53m x 1.63m)

Obscure double glazed window to the rear aspect. Low level WC. Pedestal wash hand basin. Shower area with shower curtain and wall mounted thermostatic shower. Chrome heated towel rail. Tiled floor. Part tiled walls.



## LOUNGE/DINER 22' 2" x 19' max (6.76m x 5.79m)

Double glazed window to the rear aspect. Patio doors providing access to conservatory. Feature fireplace. Textured ceiling. Radiator.



### **CONSERVATORY 10' x 7' 9" (3.05m x 2.36m)**

Double glazed windows. Double glazed patio doors providing access to rear garden.

### **GALLEY KITCHEN 14' 4" x 5' 5" (4.37m x 1.65m)**

Base and eye level units. Roll edge work surfaces. Inset stainless steel sink drainer unit. Tiled splash backs. Integrated oven. Gas hob. Space for appliances. Wood effect flooring. Plastered ceiling. Door to

### **LOBBY**

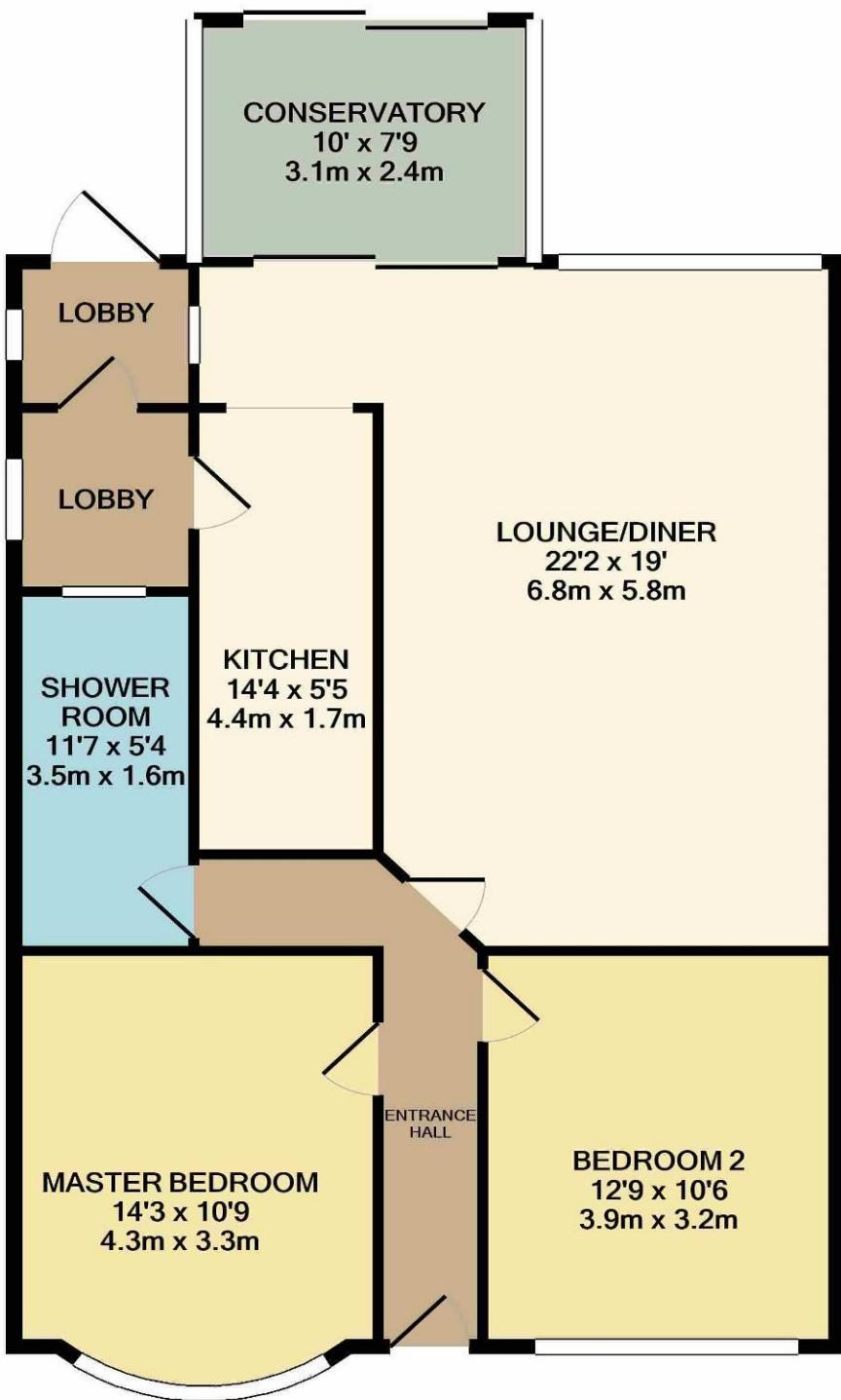
Double glazed window to the side aspect. Door to secondary lobby with double glazed window to the side aspect and door providing access to rear garden

### **EXTERIOR**

The **REAR GARDEN** measures approximately **60' (18.29m)** requiring landscaping, currently with crazy paved and lawn areas. Flowers and shrubs to borders.



The **FRONT** has potential to convert to provide off-street parking. Shared access to the side leading to **DETACHED GARAGE** to the rear, with personal door to rear garden.



**TOTAL APPROX. FLOOR AREA 935 SQ.FT. (86.8 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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