

Clayspring Close, Hockley SS5 5AW



Guide Price £350,000-£365,000

Situated in a quiet cul-de-sac position, within walking distance to local schools, mainline railway station and shops, is this extended, three bedroom semi-detached chalet requiring some modernisation but benefiting from having a sunny rear garden, own block paved driveway and garage.

NO ONWARD CHAIN.

EPC Rating: D. Our Ref 17290



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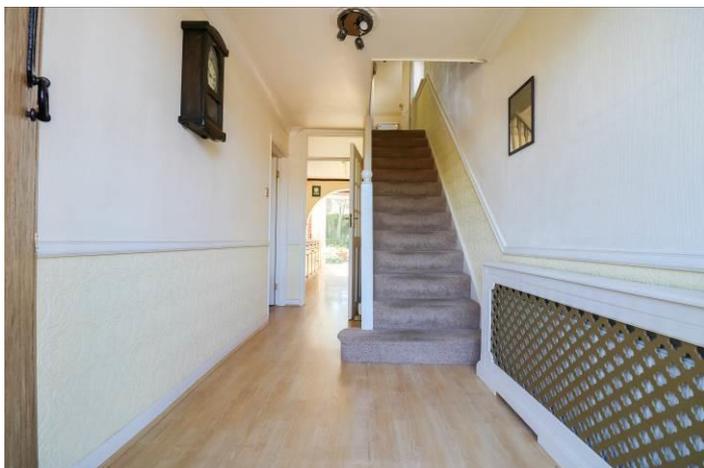
Company No. 4510230 VAT Registration No. 725 9879 75



Entrance via hardwood entrance door to

ENTRANCE HALL

Stairs to first floor accommodation. Under stairs storage cupboard. Wood effect flooring. Radiator.



LOUNGE/DINER 24' 4" x 11' 2" (7.42m x 3.4m)

Double glazed window to the front aspect. Double glazed patio doors providing access to rear garden. Brick built feature fireplace. Wood flooring. Coving to ceiling. Radiator.



KITCHEN/BREAKFAST ROOM 17' 8" max x 16' 5" (5.38m x 5m)

Double glazed window to the side aspect. Double glazed patio doors providing access to rear garden. Range of base and eye level units. Roll edge work surfaces. Integrated electric oven. Gas hob with extractor hood. Tiled splash backs. Space for appliances. Wood effect flooring. Radiator. Archway through to breakfast area. Obscure double glazed door providing access to



UTILITY ROOM 8' x 4' 7" (2.44m x 1.4m)

Tiled floor. Door to garage.

FIRST FLOOR ACCOMMODATION

LANDING

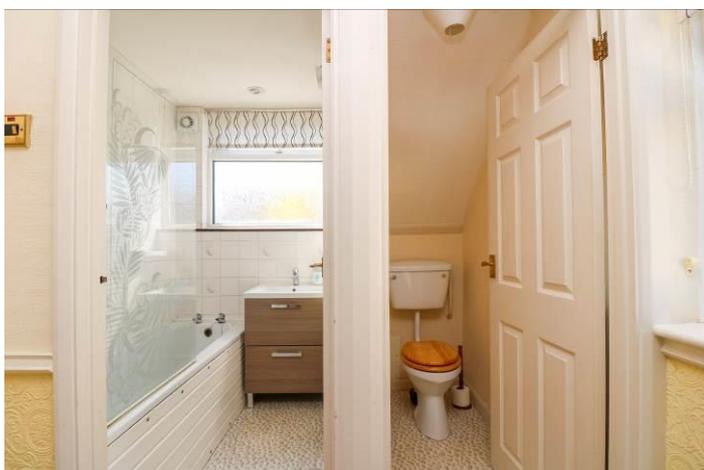
Double glazed window to the side aspect.

SEPARATE WC

Obscure double glazed window to the side aspect. Low level WC.

BATHROOM 6' 3" x 5' 1" (1.91m x 1.55m)

Obscure double glazed window to the side aspect. Inset wash hand basin with chrome mixer tap and vanity storage below. Panelled bath with chrome taps and glass shower screen and electric shower over.



BEDROOM ONE 13' 4" x 11' 5" (4.06m x 3.48m)

Double glazed window to the front aspect. Fitted wardrobes. Wood effect flooring. Radiator.



BEDROOM TWO 11' 5" x 10' 3" (3.48m x 3.12m)

Double glazed window to the rear aspect. Wood effect flooring. Radiator.



BEDROOM THREE 9' x 8' (2.74m x 2.44m)

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

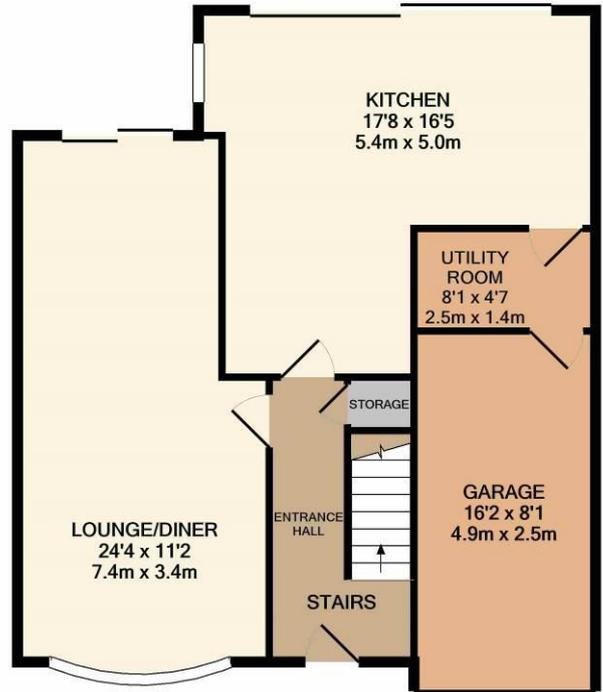


EXTERIOR

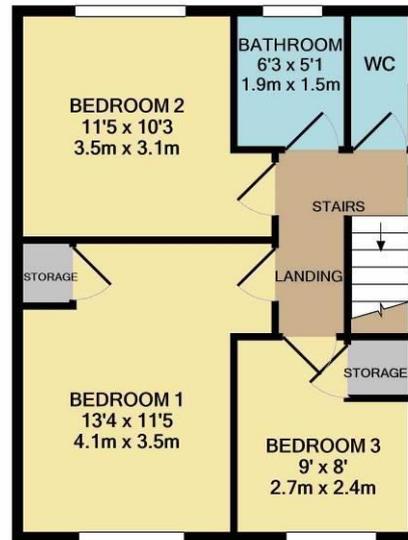
The **SUNNY SECLUDED REAR GARDEN** commences with split patio and decked area with steps up to laid lawn. Selection of mature flowers and shrubs.



The **FRONT** has own block paved driveway providing off-street parking leading to **GARAGE 16' 2" x 8' 1" (4.93m x 2.46m)** with up and over door, power and light.



GROUND FLOOR
APPROX. FLOOR
AREA 720 SQ.FT.
(66.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 416 SQ.FT.
(38.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1135 SQ.FT. (105.5 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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