

Broad Walk, Hockley, SS5 5DD



Guide Price:
£375,000 - £400,000

Situated on the Broadlands Development is this bay fronted semi detached family home with ground floor extension creating shower room/wc, rear garden measuring approximately 65ft and driveway providing off street parking. Within walking distance to all local amenities.

No onward chain. EPC Rating: E. Our Ref: 11260.



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Company No. 4510230 VAT Registration No. 725 9879 75

Entrance via recently fitted composite entrance door to entrance hall.

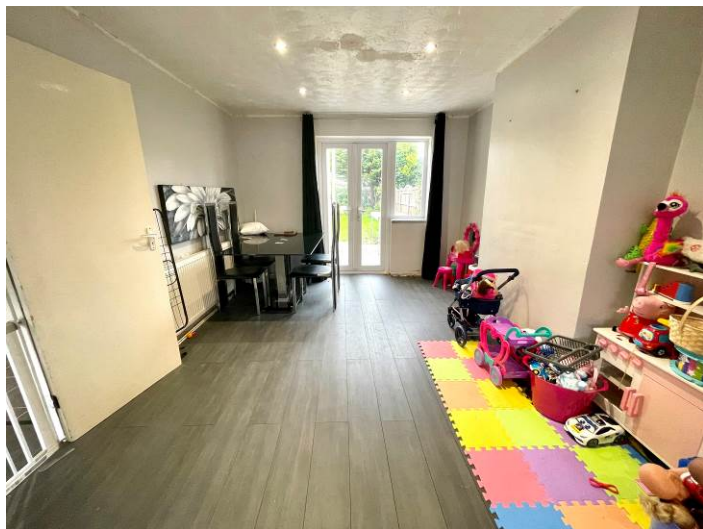
ENTRANCE HALL

Wood effect flooring. Stairs to first floor accommodation. Radiator.



DINING ROOM 12' 6" x 10' 5" (3.81m x 3.18m)

Double glazed French doors providing access to rear garden. Wood effect flooring. Open plan to lounge.



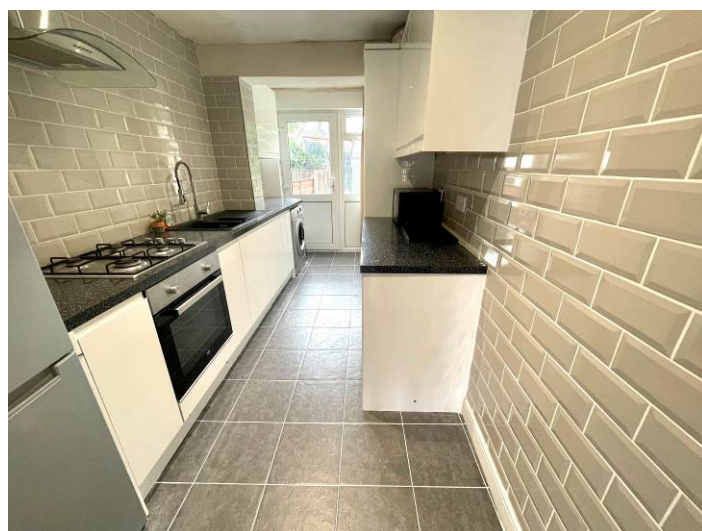
LOUNGE 15' 7" into bay x 10' 5" (4.75m x 3.18m)

Double glazed bay window, with three mini radiators below, to front aspect. Coving to plastered ceiling with inset spotlighting. Wood effect flooring.



KITCHEN (RECENTLY FITTED) 17' 4" x 7' 3" (5.28m x 2.21m)

Double glazed door providing access to rear garden. A comprehensive range of high gloss handle-less base and eye level units incorporating granite effect work surface with one and a half sink drainer unit. Integrated electric oven with four ring gas hob. Space and plumbing for appliances. Tiled splash backs. Tiled flooring. Door to shower room/wc.



SHOWER ROOM/WC

Obscure double glazed window to rear aspect. A three piece suite comprising tiled shower cubicle, wall mounted wash hand basin and low level wc. Radiator.



FIRST FLOOR LANDING

FAMILY BATHROOM

Obscure double glazed window to rear aspect. A three piece suite comprising panelled bath with chrome taps, wash hand basin and low level wc. Radiator. Part tiled walls. Tiled effect flooring.



BEDROOM ONE 15' 5" x 10' 5" (4.7m x 3.18m)

Double glazed bay window to front aspect. Radiator. Plastered ceiling.



BEDROOM TWO 12' 4" x 10' 5" (3.76m x 3.18m)

Double glazed window to rear aspect. Radiator.





BEDROOM THREE 8' 10" x 7' 5" (2.69m x 2.26m)

Double glazed window to front aspect. Radiator. Plastered ceiling. Wood effect flooring.



EXTERIOR.

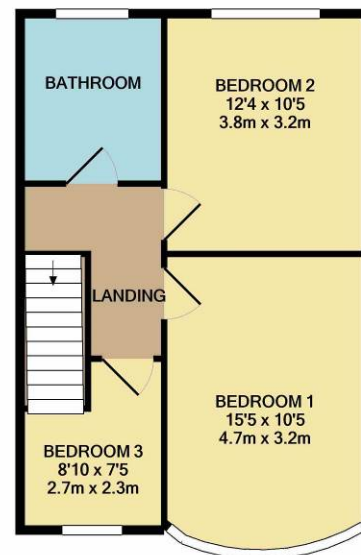
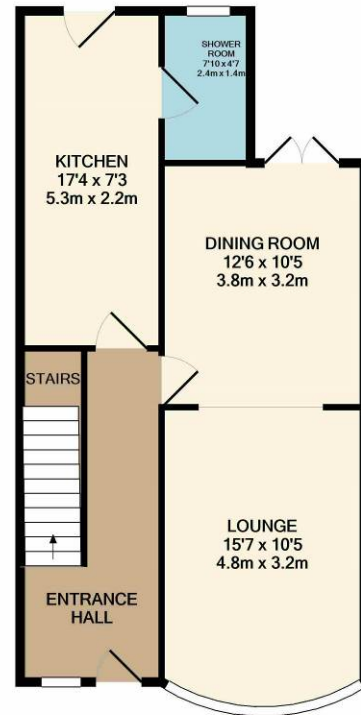
The **REAR GARDEN** measures approximately **65ft (19.81m)** commencing with patio area leading to garden. Laid to lawn. **DETACHED GARAGE** with up and over door, to rear of garden.



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.

The **FRONT** has a block paved driveway providing off street parking with shared access to side.



TOTAL APPROX. FLOOR AREA 1052 SQ.FT. (97.8 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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