

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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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.



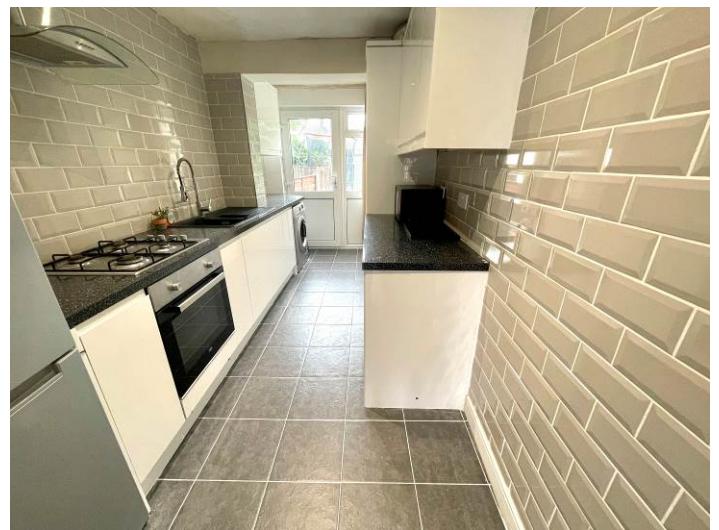
LOUNGE 15' 7" into bay x 10' 5" (4.75m x 3.18m)

Double glazed bay window, with three mini radiators below, to front aspect. Coving to plastered ceiling with inset spot lighting. 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.



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

