

## Broad Walk, Hockley, SS5 5DF



**Guide Price:**  
**£375,000 - £385,000**

Situated on the popular Broadlands Development, with a stunning rear garden in excess of 100ft, is this three bedroom semi detached chalet with own driveway providing off street parking. The property benefits from a ground floor extension and first floor loft bedroom with further development opportunity to both floors. Walking distance to all local amenities.

No onward chain. Viewing advised. EPC Rating: TBC. Our Ref: 17751.



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Entrance via hardwood entrance door to entrance porch.

#### **ENTRANCE PORCH**

Glazed door to entrance hall.

#### **ENTRANCE HALL**

Stairs to first floor accommodation.

#### **GROUND FLOOR MASTER BEDROOM 14' x 10' 3" (4.27m x 3.12m)**

(This is currently being used as a dining room). Double glazed window to front aspect. Radiator. Coving to ceiling.



#### **GROUND FLOOR BEDROOM TWO 12' 2" x 10' 8" (3.71m x 3.25m)**

Double glazed bay window to front aspect. Radiator. Fitted wardrobes to one wall. Coving to ceiling.



#### **L SHAPED LOUNGE/DINER 21' 2" max x 13' 2" (6.45m x 4.01m)**

Double glazed French doors providing access to rear garden. Radiator. Coving to ceiling. Feature fireplace with inset fire. Open plan to kitchen/breakfast room.



### **KITCHEN/BREAKFAST ROOM 12' 9" x 10' 7" (3.89m x 3.23m)**

Double glazed window to rear aspect. Double glazed French doors providing access to rear garden. Double glazed door to side aspect. Coving to ceiling. Radiator. Walk through to kitchen.



### **KITCHEN 8' 11" x 6' 2" (2.72m x 1.88m)**

A range of base and eye level units incorporating roll top work surface with sink drainer unit. Integrated oven. Space and plumbing for appliances. Tiled walls.



### **GROUND FLOOR SHOWER ROOM**

Obscure double glazed window to rear aspect. A three piece suite comprising walk in tiled shower cubicle with electric shower, inset wash hand basin with vanity storage below and low level wc. Tiled walls. Tiled flooring. Radiator.



### **FIRST FLOOR LANDING**

Storage cupboard. Door to loft bedroom.

### **LOFT BEDROOM 14' 10" x 13' 8" (4.52m x 4.17m)**

Double glazed dormer window to rear aspect. Eaves storage cupboards. Radiator.

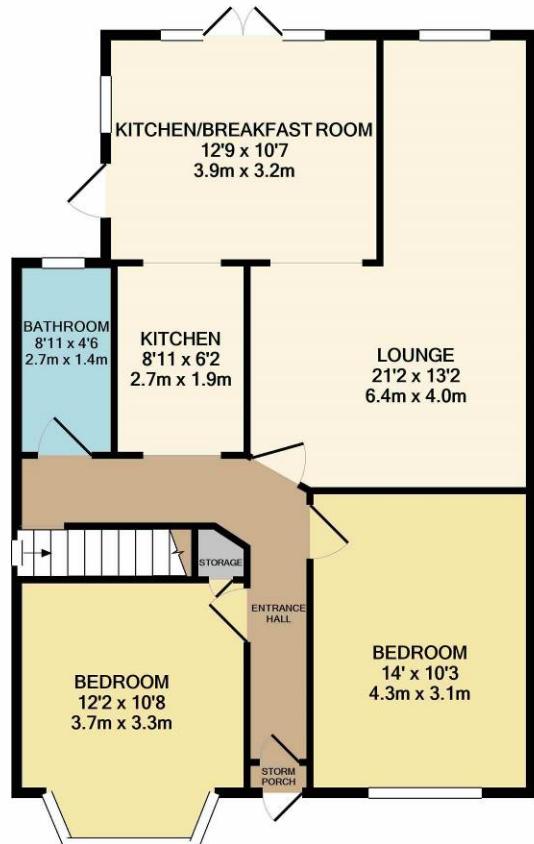


## EXTERIOR.

The **STUNNING REAR GARDEN** measures in excess of **100ft (30.48m)** commencing with patio area. Laid to lawn. Mature flower and shrub borders. Door to **DETACHED GARAGE** with remote controlled electric roller shutter to front. Power and lighting. **GREENHOUSE. TOOL SHED.** Gate providing access to front and side.



The **FRONT** has own driveway providing off street parking.



GROUND FLOOR  
APPROX. FLOOR  
AREA 812 SQ.FT.  
(75.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 190 SQ.FT.  
(17.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1001 SQ.FT. (93.0 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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