

Hazelwood, Hockley, SS5 4HP



Guide Price:
£375,000 - £400,000

A stunning three bedroom semi detached family home with recently fitted bathroom, ground floor cloakroom, secluded rear garden, own driveway providing off street parking and attached garage. Walking distance to all local amenities. No onward chain. Viewing advised. Our Ref: 17617.



Tel: 01702 200666 www.williamsanddonovan.com

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU email: hockleysales@williamsanddonovan.com

Company No. 4510230 VAT Registration No. 725 9879 75

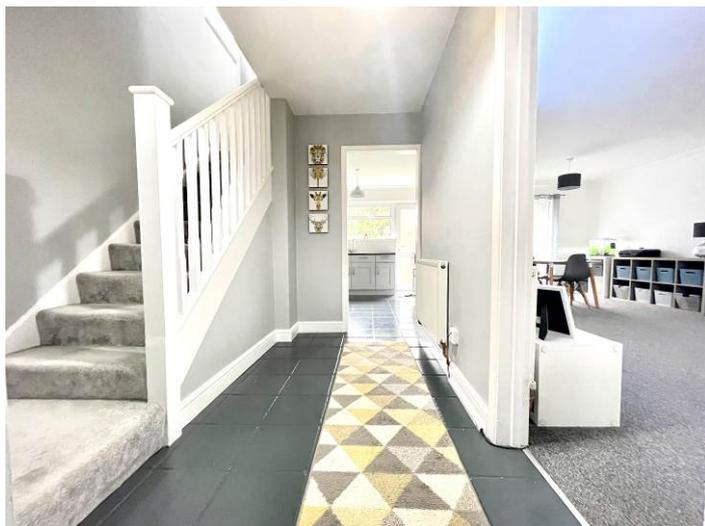
Entrance via uPVC double glazed entrance door to entrance porch.

ENTRANCE PORCH

Double glazed entrance door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation. Radiator. Tiled flooring. Plastered ceiling.



GROUND FLOOR CLOAKROOM

Obscure double glazed window to side aspect. A two piece suite comprising inset wash hand basin with vanity storage below and low level wc with concealed cistern. Radiator. Tiled walls. Tiled flooring.



KITCHEN 10' 11" x 10' 6" (3.33m x 3.2m)

Double glazed window to rear aspect. Double glazed door providing access to rear garden. A comprehensive range of modern base and eye level units incorporating granite effect roll top work surface with integrated stainless steel sink drainer unit. Space for freestanding Range cooker with stainless steel extractor hood above. Space for freestanding fridge freezer. Space and plumbing for appliances. Tiled flooring. Tiled splash backs. Coving to textured ceiling.



LOUNGE/DINER 23' x 13' 1" (7.01m x 3.99m)

Double glazed window to front aspect. Double glazed French doors providing access to rear garden. Radiators. Coving to plastered ceiling.





FIRST FLOOR LANDING

Double glazed window to side aspect.

LUXURY BATHROOM (RECENTLY FITTED)

Obscure double glazed window to rear aspect. A three piece suite comprising panelled bath with chrome mixer taps with shower attachment and separate thermostatic shower head over, inset wash hand basin with comprehensive vanity storage below and low level wc with concealed cistern. Airing cupboard. Plastered ceiling with inset spotlighting. Chrome heated towel radiator. Tiled walls. Tiled flooring.



BEDROOM ONE 12' 5" x 11' 7" (3.78m x 3.53m)

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



BEDROOM TWO 12' 4" x 10' 7" (3.76m x 3.23m)

Double glazed window to rear aspect. Radiator. Plastered ceiling.



BEDROOM THREE 11' 2" x 9' (3.4m x 2.74m)

Double glazed window to front aspect. Fitted wardrobe. Radiator. Coving to plastered ceiling.

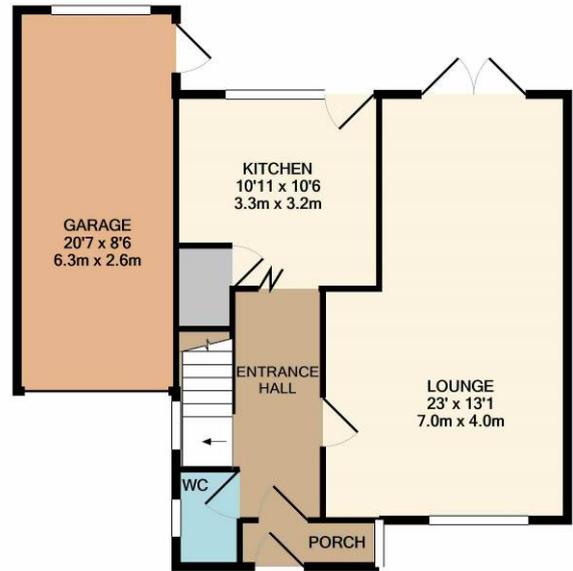


EXTERIOR.

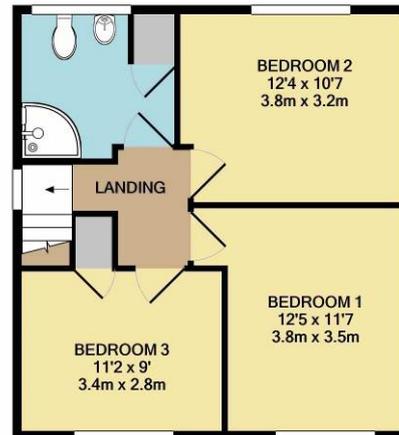
A **SECLUDED REAR GARDEN** commencing with paved patio area with steps up to lawn with sleeper borders. Recently installed fencing to all boundaries. Further patio area to rear of garden. Door to garage.



The **FRONT** has crazy paved driveway providing off street parking leading to **GARAGE** with up and over door. Power and lighting.



GROUND FLOOR
APPROX. FLOOR
AREA 686 SQ.FT.
(63.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 481 SQ.FT.
(44.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1167 SQ.FT. (108.4 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
Made with Metropix ©2021

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.