

## Appleyard Avenue, Hockley, SS5 5AY



**Guide Price:**  
**£385,000 - £400,000**

Situated in a popular position within Hockley, occupying a spacious corner position, is this immaculate recently renovated two bedroom semi detached bungalow including kitchen, bathroom, landscaped rear garden and off street parking for at least three vehicles. With larger than average side access giving potential for further extension to side, subject to the usual planning consents. Walking distance to local shops and schools, Hockley Mount and mainline railway station.

Viewing highly recommended. Our Ref: 18050.



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Entrance via uPVC composite entrance door to entrance hall.

#### ENTRANCE HALL

Wood effect flooring. Radiator. Plastered ceiling with inset spotlighting. Two storage cupboards.



#### LOUNGE 11' 10" x 10' 10" (3.61m x 3.3m)

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



#### BEDROOM ONE 12' 4" x 10' 11" (3.76m x 3.33m)

Double glazed window to front aspect. Double mirror fronted fitted wardrobes. Wood effect flooring. Radiator. Coving to plastered ceiling.



#### BEDROOM TWO 10' 11" x 9' 1" (3.33m x 2.77m)

Double glazed window to rear aspect. Radiator. Coving to plastered ceiling.



## BATHROOM

Obscure double glazed window to side aspect. A three piece suite comprising panelled bath with thermostatic shower over, pedestal wash hand basin and low level wc. Heated towel rail. Feature marble tiled walls. Tiled flooring. Plastered ceiling with inset spot lighting.



## KITCHEN 10' 10" x 9' 7" (3.3m x 2.92m)

Double glazed window to rear aspect. A comprehensive range of base and eye level units incorporating solid wood work surface with inset sink drainer unit. Integrated electric oven with electric hob and stainless steel extractor chimney above. Tiled splash backs. Walk in storage cupboard. Plastered ceiling with inset spot lighting. Tile effect flooring. Stable door providing access to utility room.



### UTILITY ROOM 7' x 6' 2" (2.13m x 1.88m)

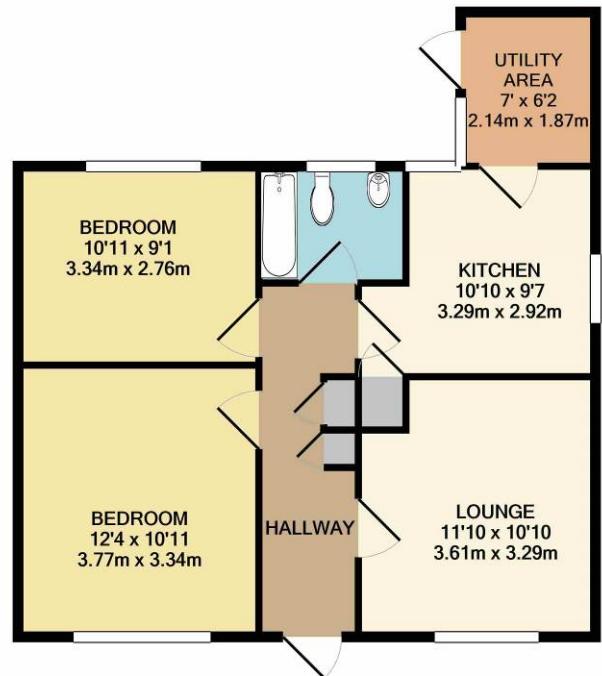
Double glazed window to rear aspect. Double glazed uPVC door providing access to rear garden. Base and eye level units to one wall incorporating solid wood work surface. Space and plumbing for appliances. Tiled splash back. Plastered ceiling. Tiled flooring.



Occupying a corner position with own recently laid block paved driveway providing off street parking for at least three vehicles. Lawn area.

### EXTERIOR.

The **REAR GARDEN** has been recently landscaped commencing with crazy paved patio area. Laid to lawn. A selection of mature flower and shrub borders. Feature shingled area providing ideal outdoor seating. Storage shed. **SPACIOUS SIDE ACCESS**, offering the potential for extension to the side, subject to the usual planning consents. Gate providing access to front.



TOTAL APPROX. FLOOR AREA 606 SQ.FT. (56.3 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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