

## Oak Walk, Hockley, SS5 5AR



Guide Price:  
£375,000 - £400,000

Situated in this popular part of Hockley is this well presented and extended two bedroom semi detached bungalow with spacious kitchen, conservatory, rear garden measuring approximately 100ft (30.48m) and off street parking for approximately four vehicles. Within walking distance to mainline railway station with trains direct to London Liverpool Street, local schools and shops.

VIEWING HIGHLY ADVISED.

EPC Rating: E. Ref: 17625.



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Entrance via entrance door to entrance hall.

### ENTRANCE HALL

Access to loft. Radiator. Wood effect flooring.



### LOUNGE 12' x 10' 11" (3.66m x 3.33m)

Double glazed bay window to front aspect. Feature fireplace with inset electric fire. Radiator. Wood effect flooring.



### BEDROOM ONE 11' 11" x 9' 11" (3.63m x 3.02m)

Double glazed window to front aspect. Radiator.



### BEDROOM TWO 10' x 7' 11" (3.05m x 2.41m)

Double glazed window to rear aspect. Radiator.



### BATHROOM

Obscure double glazed window to rear aspect. A three piece suite comprising P-shaped bath with chrome shower head above, wash hand basin inset to floating vanity unit with storage below and mirrored vanity unit above and low level wc. Heated towel rail. Tiled walls. Tile effect flooring.





### **KITCHEN 12' x 10' 4" (3.66m x 3.15m)**

Double glazed window to rear aspect. Double glazed French doors providing access to rear garden. A range of modern base and eye level units incorporating roll edge work surface with an inset stainless steel sink drainer unit. Built in waist and eye level double oven. Inset induction hob with extractor hood above. Space for fridge freezer. Integrated dishwasher. Integrated washing machine. Radiator. Wood effect flooring. Door to conservatory.



### **CONSERVATORY 10' 4" x 9' 11" (3.15m x 3.02m)**

Double glazed windows to rear aspect. Double glazed French doors providing access to rear garden. Radiator. Wood effect flooring.

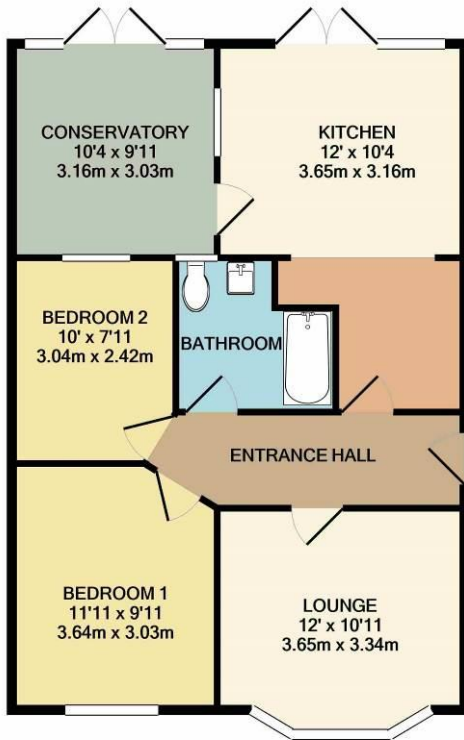


### **EXTERIOR.**

The **REAR GARDEN** measures approximately 100ft (30.48m) commencing onto patio. Laid to lawn with established flower beds and shrubs. **BRICK BUILT SHED. BRICK BUILT OFFICE** with uPVC door to garden. Two double glazed windows. Power and lighting. Side gate providing access to front.



The **FRONT** has a large block paved driveway providing off street parking for approximately four vehicles. Small front garden. Established tree and hedge border.



TOTAL APPROX. FLOOR AREA 715 SQ.FT. (66.5 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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