

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Broadlands Avenue, Hockley, SS5 5EP



Guide Price:
£400,000 - £425,000

Situated on the popular Broadlands Development is this beautifully presented three bedroom semi detached family home with spacious lounge, modern fitted kitchen/dining room overlooking a 70ft west facing rear garden, off street parking and garage to rear. Within walking distance to local shops and schools. Offered with no onward chain. Our Ref: 18503.

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Entrance via entrance door into entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation with under stairs storage cupboard. Wood effect flooring.



LOUNGE 11' 6" x 10' 10" (3.51m x 3.3m)

Double glazed bay window to front aspect. Radiator. Wood effect flooring.



KITCHEN/DINING ROOM 17' 9" x 12' 5" (5.41m x 3.78m)

Double glazed windows to rear aspect. Double glazed doors providing access to rear garden. A modern fitted kitchen comprising gloss base and eye level units incorporating roll edge work top with inset ceramic sink drainer unit. Built in oven. Gas hob with glass splash back and stainless steel extractor hood above. Space for fridge freezer. Space for dining table and chairs. Wood effect flooring.



FIRST FLOOR LANDING

Double glazed window to side aspect over stairs.

BEDROOM ONE 11' 6" x 10' 10" plus bay window (3.51m x 3.3m)

Double glazed bay window to front aspect. Radiator.



BEDROOM TWO 12' 5" x 9' 11" (3.78m x 3.02m)

Double glazed window to rear aspect. Radiator.



BEDROOM THREE 9' 4" x 6' 11" (2.84m x 2.11m)

Double glazed window to front aspect. Radiator.



BATHROOM

Obscure double glazed window to rear aspect. A three piece suite comprising bath with shower above and glass shower screen, wash hand basin inset to vanity unit with storage below and low level wc. Tiled walls. Tiled flooring.

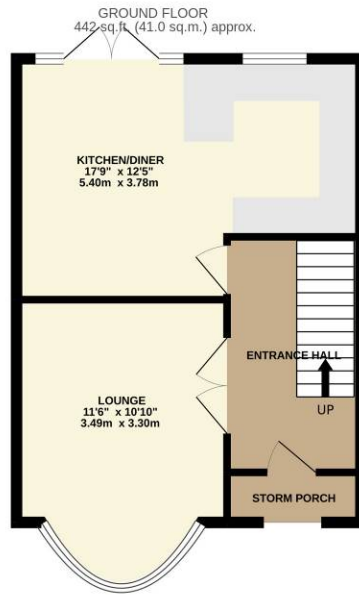


EXTERIOR.

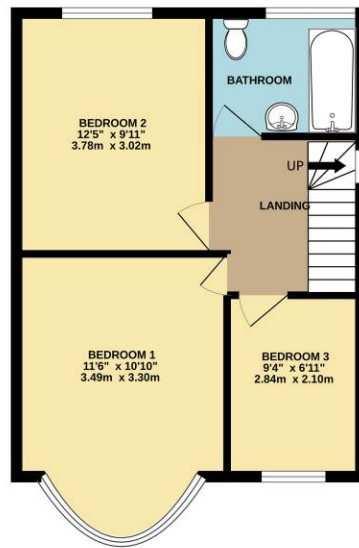
The **WEST FACING REAR GARDEN** measures approximately 70ft (21.34m) commencing onto **DECKING** in turn leading to laid to lawn. Established flower and shrub beds. Shingle area to side. **RAISED PATIO** with space for table and chairs. To the rear there is a **DETACHED GARAGE**. Side gate providing access to front.



The **FRONT** has a part shingled/crazy paved pathway providing off street parking for two vehicles. Shared driveway to side.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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