

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## 30 Broad Way, Hockley, SS5 5EL



**£325,000**

Situated on the popular Broadlands development is this bay fronted, character two bedroom semi-detached bungalow, requiring complete modernisation throughout but offering fantastic development opportunity for extending to both ground floor and first floor, subject to planning permission, with a stunning rear garden measuring approximately 85ft.

**NO ONWARD CHAIN.**

EPC Rating: tbc. Our Ref 17529

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

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Entrance via hardwood entrance door to **ENTRANCE HALL**  
Doors to rooms.

### BEDROOM ONE 15' 1" x 10' 11" (4.6m x 3.33m)

Double glazed window to the front aspect.



### BEDROOM TWO 13' 1" x 10' 5" (3.99m x 3.18m)

Double glazed window to the front aspect. Fitted wardrobes to one wall.



### BATHROOM

Obscure double glazed window to the rear aspect. Low level WC. Inset wash hand basin with vanity storage below. Panelled bath with disable access. Part tiled walls.



### KITCHEN 10' x 5' 11" (3.05m x 1.8m)

Base and eye level units. Inset sink drainer unit. Sliding door providing access to

### LEAN TO 13' 10" x 7' (4.22m x 2.13m)

Door providing access to rear garden.

### LOUNGE 13' 8" x 12' 3" (4.17m x 3.73m)

Double glazed window to the rear aspect. Door to

### DINING ROOM 10' 9" x 7' (3.28m x 2.13m)

Double glazed window to the rear aspect.

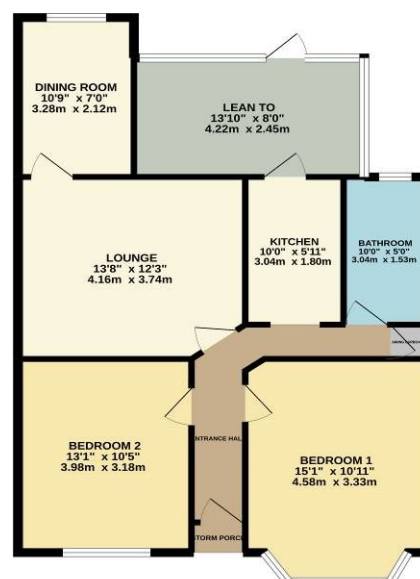
### EXTERIOR

The **REAR GARDEN** measures approximately **85ft (25.91m)** with selection of trees, shrubs and flowers. Laid lawn. Gate to side providing access to the front.



The **FRONT** is crazy paved offering potential for own driveway, with shared access to the side leading to **DETACHED GARAGE** with personal door to rear garden.

GROUND FLOOR  
823 sq. ft. (76.5 sq.m.) approx.



TOTAL FLOOR AREA: 823 sq. ft. (76.5 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the foregoing information, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.

### 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.