

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Southview Road, Hockley, SS5 5DX



£375,000

Situated on the popular Broadlands development is this three bedroom semi detached bungalow occupying a wider than most and benefiting from having a rear garden measuring approximately 50ft, own driveway providing off-street parking for several vehicles and access to own detached garage. Close walking distance to local schools, shops and mainline railway station.
EPC Rating: tbc. Our Ref 18527

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Entrance via double glazed composite entrance door to

ENTRANCE HALL

Wood flooring. Coving to plastered ceiling. Radiator.

BEDROOM ONE 14' 6" into bay x 10' 5" (4.42m x 3.18m)

Double glazed bay window to the front aspect. Wood flooring. Coving to plastered ceiling. Radiator.



BEDROOM TWO 12' 6" x 10' 8" (3.81m x 3.25m)

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



BEDROOM THREE 10' 5" x 9' 1" (3.18m x 2.77m)

Double glazed window to the side aspect. Coving to plastered ceiling. Radiator.



BATHROOM

Obscure double glazed window to the side aspect. Low level WC. Inset wash hand basin with chrome mixer tap and vanity storage below. Panelled bath with thermostatic shower and glass shower screen. Tiled floor. Tiled walls. Plastered ceiling. Inset spot lights. Radiator.



LOUNGE 13' 11" x 12' 8" (4.24m x 3.86m)

Feature fireplace with inset fire. Built-in full height double storage cupboard. Wood flooring. Coving to plastered ceiling. Inset spot lights. Ceiling tunnel sky lights. Radiator. Double opening glazed doors providing access to

KITCHEN/BREAKFAST ROOM 16' 4" x 11' 4" (4.98m x 3.45m)

Double glazed window to the rear aspect. Double glazed French doors providing access to rear garden. Comprehensive range of high gloss modern base and eye level units. Roll edge work surfaces. Inset stainless steel sink drainer unit. Space for free standing Range cooker with glass splash back and extractor chimney over. Integrated dish washer. Under unit lighting. Tiled floor. Plastered ceiling. Inset spot lights.



UTILITY ROOM 11' 4" x 8' (3.45m x 2.44m)

Double glazed window to the rear aspect. Base level units. Inset stainless steel sink drainer unit. Space for appliances. Wall mounted boiler. Wood effect flooring. Coving to plastered ceiling.

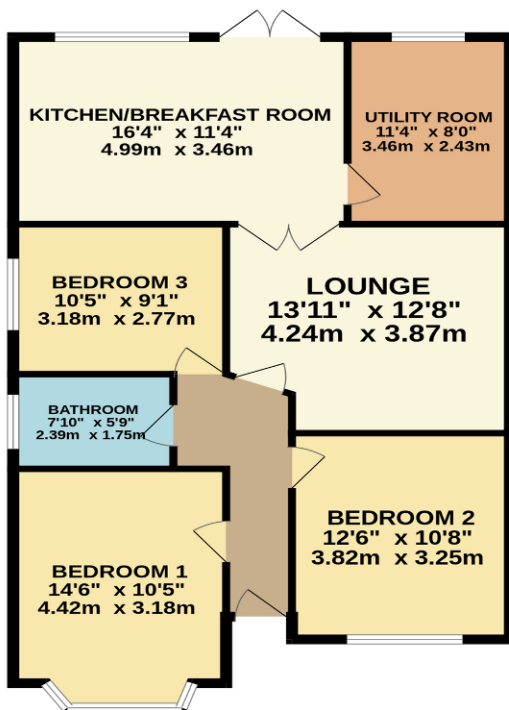
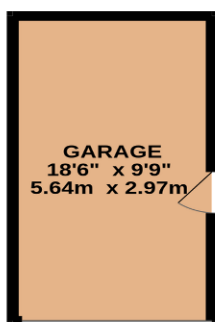
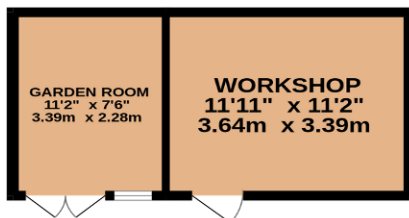
EXTERIOR

The **REAR GARDEN** measures approximately 50ft (15.24m) and commences with patio leading to laid lawn. Selection of mature flowers and shrubs to borders. Custom built **LOG CABIN** to the rear, split into **Workshop 11' 11" x 11' 2" (3.63m x 3.4m)** and separate **Garden Room 11' 2" x 7' 6" (3.4m x 2.29m)** with power and lighting, perfect for office/gym. Spacious side with gate providing access to the front.



The **FRONT** has own driveway providing off-street parking for several vehicles leading to driveway providing access to **DETACHED GARAGE 18' 6" x 9' 9" (5.64m x 2.97m)** with personal door to rear garden, power and lighting.

GROUND FLOOR
1319 sq.ft. (122.5 sq.m.) approx.



TOTAL FLOOR AREA : 1319 sq.ft. (122.5 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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