

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Blenheim Close, Hockley, SS5 5AX



Guide Price:
£400,000 - £425,000

Situated in this popular cul de sac, within a short walk of the Apex Playing Fields, is this spacious four bedroom semi detached family home with lounge/diner, good size kitchen, integral garage and driveway providing off street parking for three/four vehicles.

No onward chain. Our Ref: 18847.

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Entrance via entrance door to porch.

PORCH

Doors to ground floor cloakroom.

GROUND FLOOR CLOAKROOM

Obscure double glazed window to front aspect. A two piece suite comprising corner wash hand basin and low level wc.

LOUNGE 15' x 12' 4" (4.57m x 3.76m)

Double glazed window to side and front aspects. Two radiator. Stairs to first floor accommodation. Open to dining room.



DINING ROOM 12' 6" x 9' 8" (3.81m x 2.95m)

Double glazed window to side aspect. Double glazed patio doors providing access to rear garden. Radiator. Open to kitchen.



KITCHEN 12' 6" x 11' 1" (3.81m x 3.38m)

Double glazed window to rear aspect. A range of base and eye level units incorporating work surface with an inset one and a half stainless steel sink drainer unit. Built in oven with hob and extractor hood above. Space and plumbing for appliances. Large walk in storage cupboard. Tiled flooring.



FIRST FLOOR LANDING

BEDROOM ONE 12' 4" x 12' (3.76m x 3.66m)

Double glazed window to front aspect. Radiator. Two freestanding wardrobes to remain.



BEDROOM TWO 11' 1" x 10' 1" (3.38m x 3.07m)

Double glazed window to rear aspect. Radiator. Built in storage cupboard.



BEDROOM THREE 10' 1" x 9' 8" (3.07m x 2.95m)

Double glazed window to rear aspect. Radiator. Built in storage cupboard.



BEDROOM FOUR 12' x 11' 1" (3.66m x 3.38m)

Double glazed window to front aspect. Radiator. Built in double storage cupboard.



SHOWER ROOM

Obscure double glazed window to side aspect. A modern three piece suite comprising walk in shower with sliding glass door and shower above, wash hand basin inset to vanity unit with storage below and low level wc. Tiled walls.



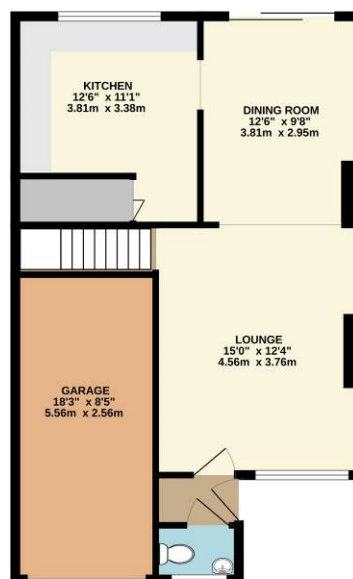
EXTERIOR.

The **REAR GARDEN** commencing onto block paved patio with space for table and chairs with small step up to remaining laid to lawn. Additional patio to the side. Side gate providing access to front.



The **FRONT** has a large block paved driveway providing off street parking for approximately three/four vehicles leading to

INTEGRAL GARAGE 18' 3" x 8' 5" (5.56m x 2.57m) with up and over door. Power and lighting.



TOTAL FLOOR AREA : 1233 sq.ft. (114.6 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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