

EST. 1999

WILLIAMS AND DONOVAN

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## Greensward Lane, Hockley, SS5 5HG



**Guide Price:**  
**£375,000 - £390,000**

Situated in the heart of Hockley is this two double bedroom semi detached chalet with extended ground floor accommodation, secluded rear garden with outbuildings and a generous driveway providing off street parking for several vehicles. Within very close walking distance to Plumberow Primary Academy and Greensward Sixth Form Academy, railway station and shops.

Viewing advised. Our Ref: 18867.

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Entrance via uPVC glazed entrance door to entrance hall.

### ENTRANCE HALL

Wood effect flooring. Stairs to first floor accommodation. Storage cupboard. Coving to plastered ceiling. Radiator.



### DINING ROOM 10' x 9' 1" (3.05m x 2.77m)

Double glazed window to front and side aspects. Wood effect flooring. Coving to plastered ceiling. Open plan to kitchen.



### KITCHEN 10' 11" x 10' (3.33m x 3.05m)

Double glazed window to side aspect. Double glazed door to side aspect. A comprehensive range of base and eye level units incorporating granite effect roll top work surface with one and a half stainless steel sink drainer unit. Integrated electric oven with gas hob with extractor chimney above. Tiled splash backs. Integrated slimline dishwasher. Integrated washer dryer. Space for freestanding American style fridge freezer. Coving to plastered ceiling. Wood effect flooring.



### LOUNGE 15' 8" x 11' 11" (4.78m x 3.63m)

Double glazed windows to side aspect. Feature fireplace with inset log burner. Radiator. Coving to plastered ceiling. Wood effect flooring. Open plan to sitting room.



**SITTING ROOM 15' 8" x 8' 4" (4.78m x 2.54m)**

Double glazed window to side aspect. Double glazed French doors providing access to rear garden. Wood effect flooring. Coving to plastered ceiling. Radiator.



**FIRST FLOOR LANDING**



**BEDROOM ONE 14' 3" x 12' 8" (4.34m x 3.86m)**

Double glazed window to side aspect. Eaves storage. Full height walk in storage cupboards. Coving to plastered ceiling. Wood effect flooring. Radiator.



**BEDROOM TWO 9' 1" x 8' 7" (2.77m x 2.62m)**

Double glazed window to rear aspect. Radiator. Coving to plastered ceiling.



**LUXURY FAMILY BATHROOM**

Obscure double glazed window to side aspect. A four piece suite comprising panelled bath with centralised chrome mixer taps and shower attachment, tiled walk in shower cubicle with thermostatic shower, inset wash hand basin with vanity storage below and low level wc. Chrome heated towel radiator. Tiled walls. Plastered ceiling.



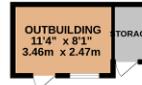
## EXTERIOR.

The **REAR GARDEN** measures approximately 55ft (16.76m) commencing with patio area leading to garden. Laid to lawn. A selection of mature flower and shrub borders. To the rear of the garden there is a **LOG CABIN** which has been recently installed providing perfect office/gym use with adjoining shed storage. Gate providing access to front.

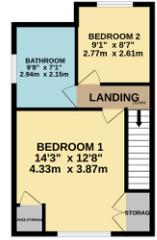


The **FRONT** has own block paved driveway providing off street parking. Small lawn area.

GROUND FLOOR  
760 sq ft (70.2 sq m.) approx.



1ST FLOOR  
383 sq ft (35.3 sq m.) approx.



TOTAL FLOOR AREA: 1133 sq ft. (105.2 sq m.) approx.  
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