

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Southview Road, Hockley, SS5 5EF



Guide Price:
£350,000 - £375,000

Situated on the popular Broadlands Development is this extended two double bedroom semi detached bungalow with own driveway and garage, spacious lounge and four piece bathroom. Offered with no onward chain. Keys held for viewings. Our Ref: 18910.

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Entrance door under **STORM PORCH** into entrance hall.

ENTRANCE HALL

BEDROOM ONE 17' 2" x 10' 7" into bay window (5.23m x 3.23m)

Double glazed bay window to front aspect. Radiator.



BEDROOM TWO 12' 8" x 10' 2" (3.86m x 3.1m)

Double glazed window to front aspect. Radiator.



LOUNGE 23' 6" x 13' 6" (7.16m x 4.11m)

Double glazed window to side aspect. Two sets of French doors providing access to rear garden. Radiator.



KITCHEN 12' 2" x 10' 7" (3.71m x 3.23m)

Double glazed window to rear aspect. Double glazed door providing access to rear garden. A range of base and eye level units incorporating roll edge work top with an inset stainless steel sink drainer unit. Built in oven with gas hob and extractor hood above. Space and plumbing for appliances. Storage cupboard. Steps down to inner hallway.



INNER HALLWAY

Access to bathroom.

BATHROOM

Obscure double glazed window to rear aspect. A four piece suite comprising corner bath, separate shower with glass screen, pedestal wash hand basin and low level wc. Tiled flooring.





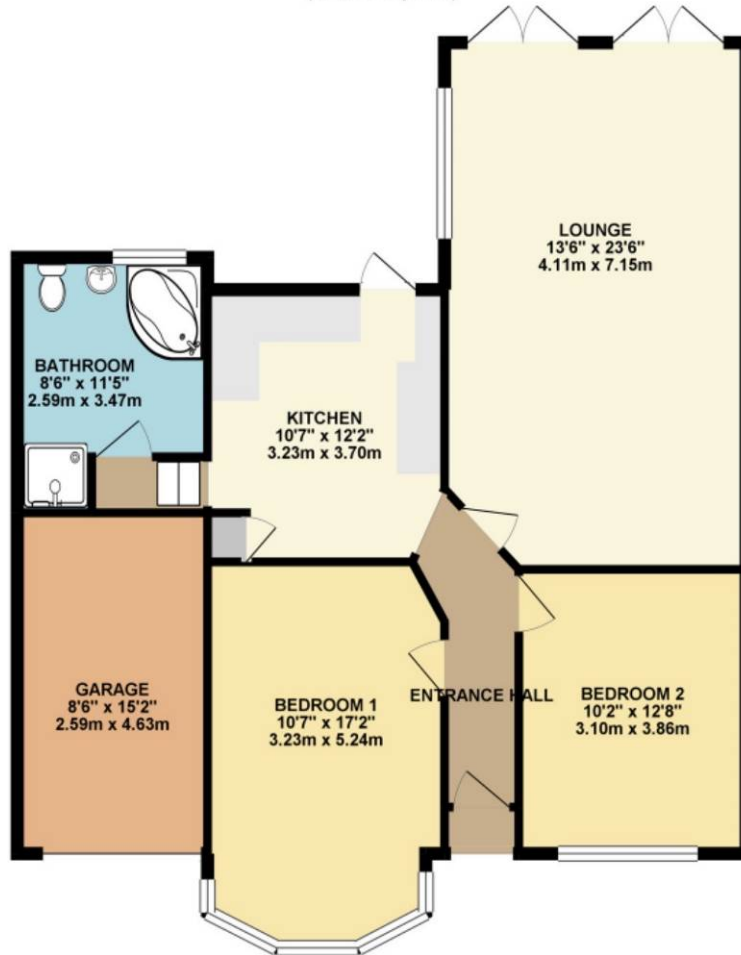
EXTERIOR.

The **REAR GARDEN** measures approximately **35ft (10.67m)** and is mainly laid to lawn. Hardstanding with space for table and chairs.



The **FRONT** has driveway providing off street parking for two vehicles leading to **GARAGE 15' 2" x 8' 6" (4.62m x 2.59m)** with up and over door. Power and lighting.

GROUND FLOOR 1014.82 sq. ft.
(94.28 sq. m.)



TOTAL FLOOR AREA : 1014.82 sq. ft. (94.28 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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