

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Cornhill Avenue, Hockley, SS5 5BZ



Guide Price £325,000 - £350,000

Situated in a quiet residential location is this nicely presented two bedroom semi detached bungalow with a recently fitted bathroom, rear garden, driveway providing off street parking and detached garage. Within close walking distance of all local amenities.

NO ONWARD CHAIN.

Our Ref: 18648.

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

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com



Entrance via uPVC glazed entrance door to entrance hall. Access to loft. Wood effect flooring. Radiator.

ENTRANCE HALL

Access to loft. Wood effect flooring. Radiator.



KITCHEN 9' 1" x 8' 10" (2.77m x 2.69m)

Double glazed door, with double glazed windows to either side, providing access to lean-to. A range of base and eye level units incorporating roll top work surface with inset sink drainer unit. Integrated oven with gas hob and extractor above. Integrated fridge and freezer. Tiled splashbacks. Tiled flooring. Plastered ceiling.



LEAN-TO 8' 3" x 5' 1" (2.51m x 1.55m)

uPVC glazed windows to rear aspect. Door providing access to rear garden. Ideal for utility space/breakfast area.



LOUNGE 11' 9" into bay x 10' 6" (3.58m x 3.2m)

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



BEDROOM ONE 11' 10" x 9' 8" (3.61m x 2.95m)

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



BEDROOM TWO 10' 3" max x 7' 10" max (3.12m x 2.39m)

Double glazed window to rear aspect. Built in storage cupboard. Coving to plastered ceiling. Radiator. Recessed wall from bathroom, which has been extended.



BATHROOM (RECENTLY FITTED)

Obscure double glazed window to rear aspect. A four piece comprising panelled bath with chrome mixer taps, inset wash hand basin with vanity storage below and low level wc. Heated towel radiator. Tiled walls. Tiled flooring. Coving to plastered ceiling.



EXTERIOR.

The **REAR GARDEN** measures approximately 35ft (10.67m) commencing with patio area leading to decking area. Laid to lawn. Flower and shrub borders. Shed to remain. Access to **DETACHED GARAGE** with up and over door. Gate providing access to front.



The **FRONT** has a block paved driveway providing off street parking for several vehicles. Lawn area.

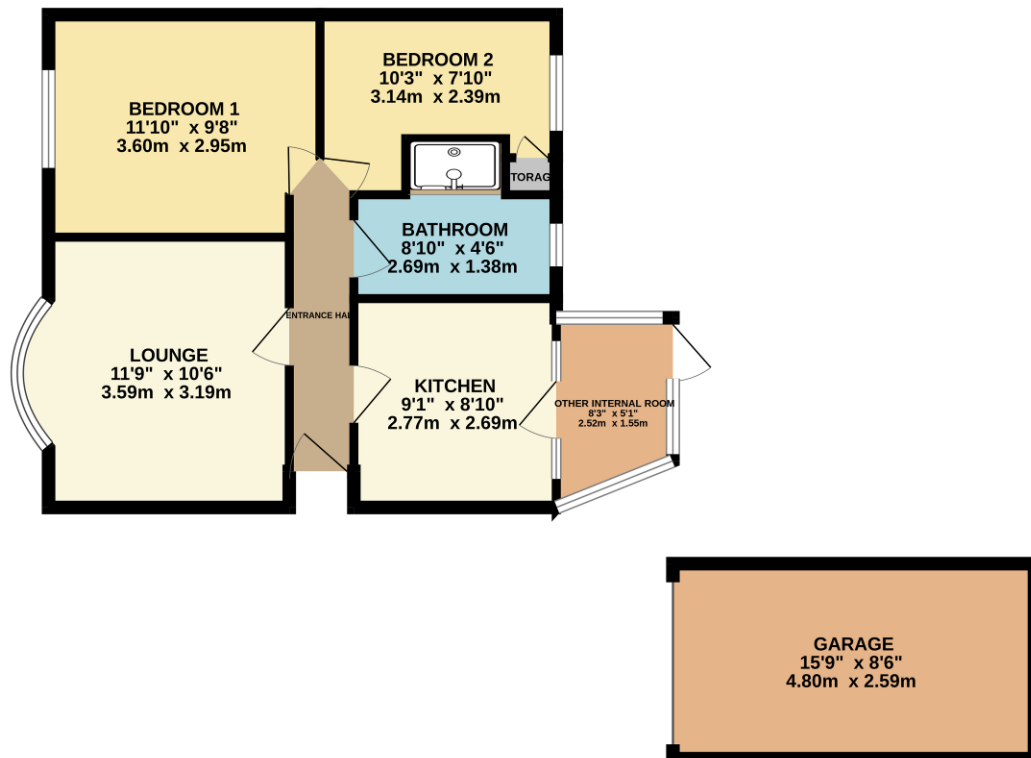


Agents Note:

Planning permission has previously been passed for a flat roof dormer to front and rear.

Full details can be found at Rochford.gov.uk – Planning Application Ref: 98/00292/FUL.

GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA: 646 sq.ft. (60.0 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.
Made with Metropix 62023