

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Westbourne Close, Hockley, SS5 5EA



£375,000

Situated on the popular Broadlands development is this well planned extended two bedroom bay fronted semi-detached bungalow benefiting from having large lounge, separate kitchen/breakfast room, larger than average bathroom, en suite to master bedroom, secluded rear garden and own driveway providing off-street parking.

NO ONWARD CHAIN.

EPC Rating: tbc. Our Ref 18691

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Entrance via double glazed entrance door to

ENTRANCE HALL

Storage cupboard. Wood effect flooring. Plastered ceiling. Radiator.



BEDROOM ONE 13' 6" x 10' 4" (4.11m x 3.15m)

Double glazed bay window to the front aspect. Fitted bedroom furniture including wardrobes and drawers. Plastered ceiling. Radiator.



EN SUITE

Obscure double glazed window to the side aspect. WC with low level cistern. Pedestal wash hand basin with tiled splash back. Fully tiled walk-in double shower enclosure with thermostatic shower. Wood effect flooring. Chrome heated towel radiator.



BEDROOM TWO 12' 10" x 10' (3.91m x 3.05m)

Double glazed window to the front aspect. Fitted bedroom furniture including wardrobes and drawers. Plastered ceiling. Radiator.



BATHROOM 10' x 6' 3" (3.05m x 1.91m)

WC with low level cistern. Pedestal wash hand basin. Panelled bath with centre chrome mixer tap and tiled surround. Wood effect flooring. Plastered ceiling. Inset spot lights. Chrome heated towel radiator.



LOUNGE 17' x 13' 6" (5.18m x 4.11m)

Double glazed window to the rear aspect. Double glazed French doors providing access to rear garden. Plastered ceiling. Radiators.



KITCHEN/BREAKFAST ROOM 20' 4" x 10' 4" (6.2m x 3.15m)

Double glazed French doors, with full height windows to side, providing access to rear garden. Modern high gloss base and eye level units. Quartz work surfaces. Inset one and half sink drainer unit. Integrated eye level electric oven. Electric hob with extractor chimney above. Integrated fridge/freezer. Integrated dish washer. Integrated washing machine. Plastered ceiling. Inset spot lights. Radiator.



EXTERIOR

The **SECLUDED REAR GARDEN** commences with patio leading to laid lawn. **SHED** to remain. **GREENHOUSE** to remain. Gate to side providing access to the front.

The **FRONT** has small lawn area and own driveway providing off-street parking.

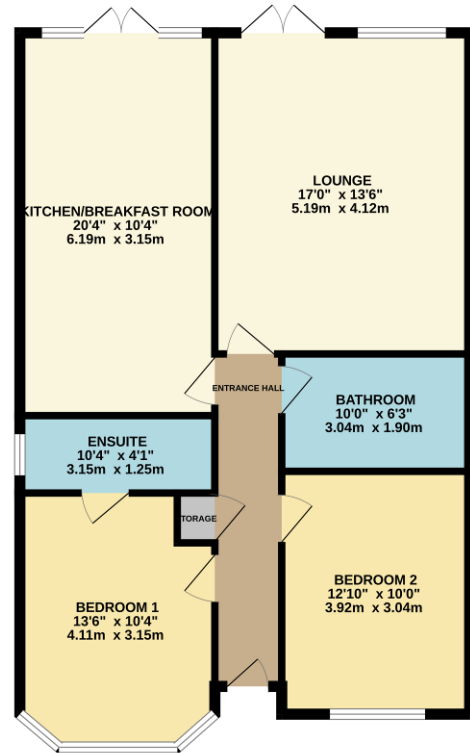
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GROUND FLOOR
871 sq.ft. (80.9 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (80.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, beams 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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