

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Branksome Avenue, Hockley, SS5 5PF



Guide Price:
£375,000 - £400,000

Situated in a popular location, within walking distance to Greensward Academy & Sixth Form as well as Plumberow Primary Academy, mainline railway station and local shops, is this spacious three double bedroom detached chalet offering potential to extend to ground and first floors, subject to planning permission and benefiting from having own driveway providing off-street parking and integral garage.

NO ONWARD CHAIN.
EPC Rating: D. Our Ref 15055

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Entrance via double glazed entrance door to

ENTRANCE HALL

Stairs to first floor accommodation. Wood effect flooring. Radiator.



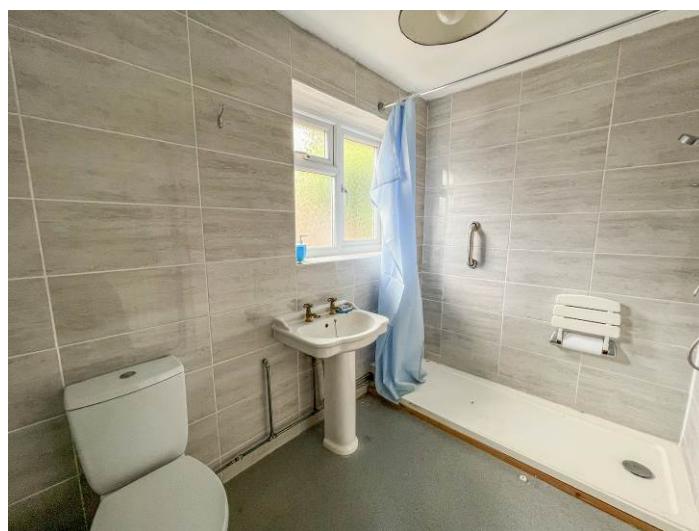
LOUNGE 20' x 12' 11" (6.1m x 3.94m)

Two double glazed windows to the rear aspect. Double glazed window to the side aspect. Feature brick built fireplace. Wood effect flooring. Coving to plastered ceiling. Radiators.



GROUND FLOOR SHOWER ROOM 8' 9" x 5' 10" (2.67m x 1.78m)

Obscure double glazed window to the side aspect. WC with low level cistern. Pedestal wash hand basin. Fully tiled double shower enclosure with thermostatic shower. Radiator.



KITCHEN/BREAKFAST ROOM 15' 7" x 11' 5" (4.75m x 3.48m)

Double glazed window to the front aspect. Double glazed door providing access to side. Range of base and eye level units. Integrated electric oven. Electric hob with extractor above. Space for appliances. Tiled effect flooring.



FIRST FLOOR ACCOMMODATION

LANDING

BEDROOM ONE 15' 7" x 11' 1" (4.75m x 3.38m)

Double glazed window to the front aspect. Eaves storage cupboards. Radiator.



BEDROOM TWO 11' 9" x 9' 11" (3.58m x 3.02m)

Double glazed window to the rear aspect. Eaves storage cupboards. Radiator.



BEDROOM THREE 8' 10" x 8' 4" (2.69m x 2.54m) Double glazed window to the side aspect. Access to loft. Radiator.



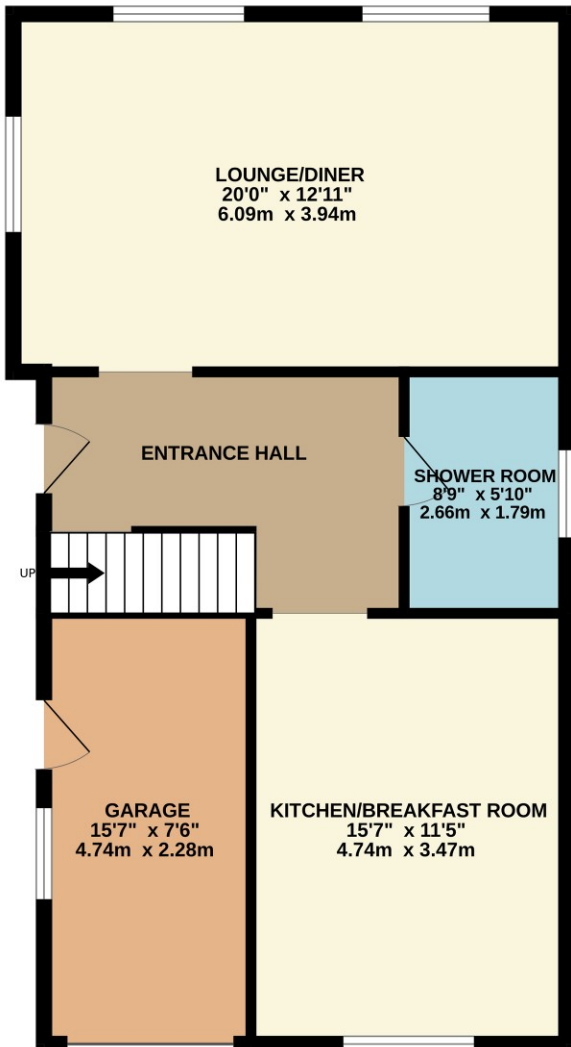
EXTERIOR

The **SECLUDED REAR GARDEN** is mainly laid lawn. Flowers, shrubs and trees. Gate providing access to the front.

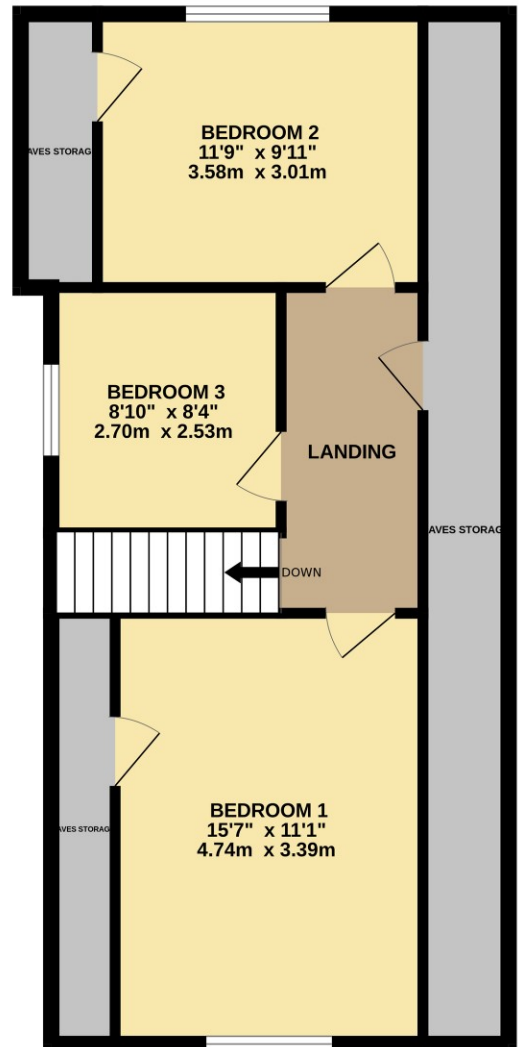


The **FRONT** has trees screening the property from the road, lawn areas and own driveway providing off-street parking leading to **INTEGRAL GARAGE** with electric roller door, power and light.

GROUND FLOOR
716 sq.ft. (66.5 sq.m.) approx.



1ST FLOOR
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 1341 sq.ft. (124.6 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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