

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Greensward Lane, Hockley, SS5 5HF



Guide Price £375,000 - £400,000

Situated in a popular location and benefiting from having a longer than average road frontage offering off-street parking for several vehicles, is this spacious, extended three bedroom semi-detached chalet with versatile living accommodation, two further bedrooms to the first floor and a rear garden measuring approximately 70ft. Walking distance to mainline railway station, local schools and shops.

EPC Rating: tbc. Our Ref 19469

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Entrance via double glazed entrance door to

ENTRANCE HALL

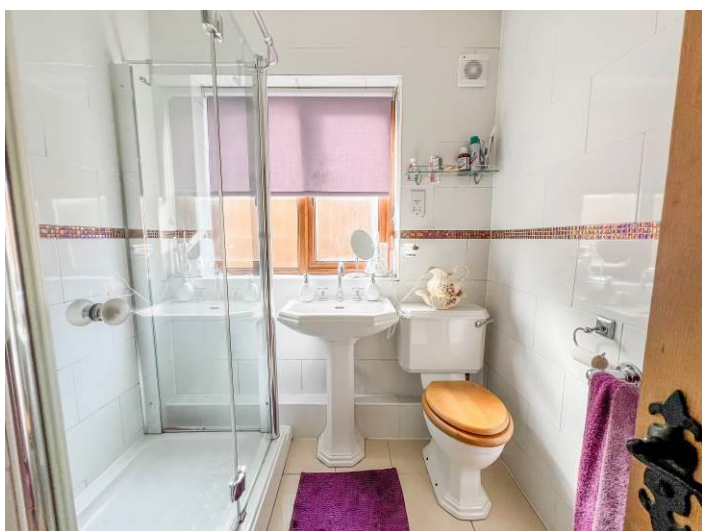
GROUND FLOOR BEDROOM ONE 14' 4" x 11' 3" (4.37m x 3.43m)

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



GROUND FLOOR SHOWER ROOM

Obscure double glazed window to the side aspect. WC with low level cistern. Pedestal wash hand basin. Double walk-in shower cubicle with thermostatic shower. Airing cupboard. Tiled floor. Tiled walls. Heated towel radiator.



RECENTLY FITTED KITCHEN 11' 3" x 8' 7" (3.43m x 2.62m)

Double glazed window to the side aspect. Double glazed window to the rear aspect. Comprehensive range of Shaker style base and eye level units. Roll edge work surfaces. Inset one and half sink drainer unit. Space for Range cooker with splash back and extractor above. Space for appliances. Wall mounted boiler. Tiled floor. Plastered ceiling. Inset LED spot lights.



LOUNGE/DINER 25' 11" x 10' 10" (7.9m x 3.3m)

Double glazed window to the front aspect. Stairs to first floor accommodation. Feature brick built fireplace with inset log burner and tiled hearth. Wood flooring. Coving to plastered ceiling. Radiators. Open plan to





SITTING ROOM 13' 3" x 10' 8" (4.04m x 3.25m)

Double glazed windows to side and rear aspect. Double glazed French doors providing access to rear garden. Wood flooring. Plastered ceiling. Inset LED spot lights. Radiator.

BEDROOM TWO 13' 10" max x 11' 6" max (4.22m x 3.51m)

Double glazed window to the rear aspect. Eaves storage cupboard. Wood effect flooring. Plastered ceiling. Radiator.



BEDROOM THREE 9' 5" x 8' 3" (2.87m x 2.51m)

Double glazed window to the front aspect. Wood effect flooring. Plastered ceiling. Radiator.



FIRST FLOOR ACCOMMODATION

LANDING

Ample space for study/office area. Wood flooring.



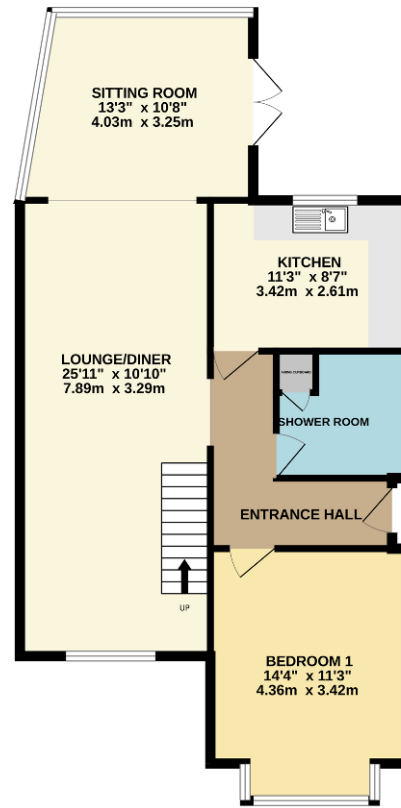
EXTERIOR

The **REAR GARDEN** measures approximately **70' (21.34m)** and commences with patio area with picket fence and gate leading to laid lawn. Selection of mature flowers and shrubs. SHED to remain, to the rear. Gate to side providing access to the front.

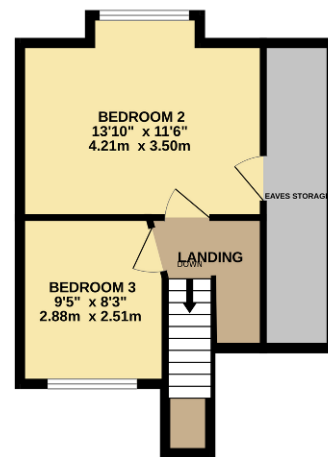


The **FRONT** has longer than average road frontage with block paved driveway providing off-street parking for several vehicles.

GROUND FLOOR



1ST FLOOR



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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