

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Southend Road, Hockley, SS5 4QH



Guide Price:  
£365,000 - £375,000

Situated in the heart of Hockley, within close walking distance of all amenities, is this spacious two bedroom detached bungalow benefiting from being completely refurbished throughout with modern fitted kitchen, recently fitted boiler and central heating system, full electrical re-wire, secluded rear garden and own driveway providing off-street parking for several vehicles. **NO ONWARD CHAIN.** EPC Rating: D. Our Ref 19477.

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Entrance via double glazed entrance door to

### ENTRANCE HALL

Wood effect flooring. Plastered ceiling. Access to loft. Radiator.



### BEDROOM ONE 14' 9" into bay x 11' 1" (4.5m x 3.38m)

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



### BEDROOM TWO 10' x 10' (3.05m x 3.05m)

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



### BATHROOM

Obscure double glazed window to the side aspect. WC with low level cistern. Pedestal wash hand basin. Panelled bath. Part tiled walls. Plastered ceiling. Radiator.



### LOUNGE 13' 11" x 11' 11" (4.24m x 3.63m)

Double glazed window to the side aspect. Double glazed French doors providing access to rear garden. Feature fireplace with inset electric fire. Wood effect flooring. Plastered ceiling. Radiator. Door to Kitchen.

### KITCHEN 12' 10" x 10' (3.91m x 3.05m)

Double glazed window to the rear aspect. Double glazed door providing access to rear garden. Recently fitted range of modern high gloss base and eye level units. Roll edge granite effect work surfaces. Inset stainless steel sink drainer unit. Space for free standing cooker with stainless steel extractor above. Space for appliances. Full height storage cupboard. Cupboard housing recently fitted boiler. Plastered ceiling. Inset LED spot lights.



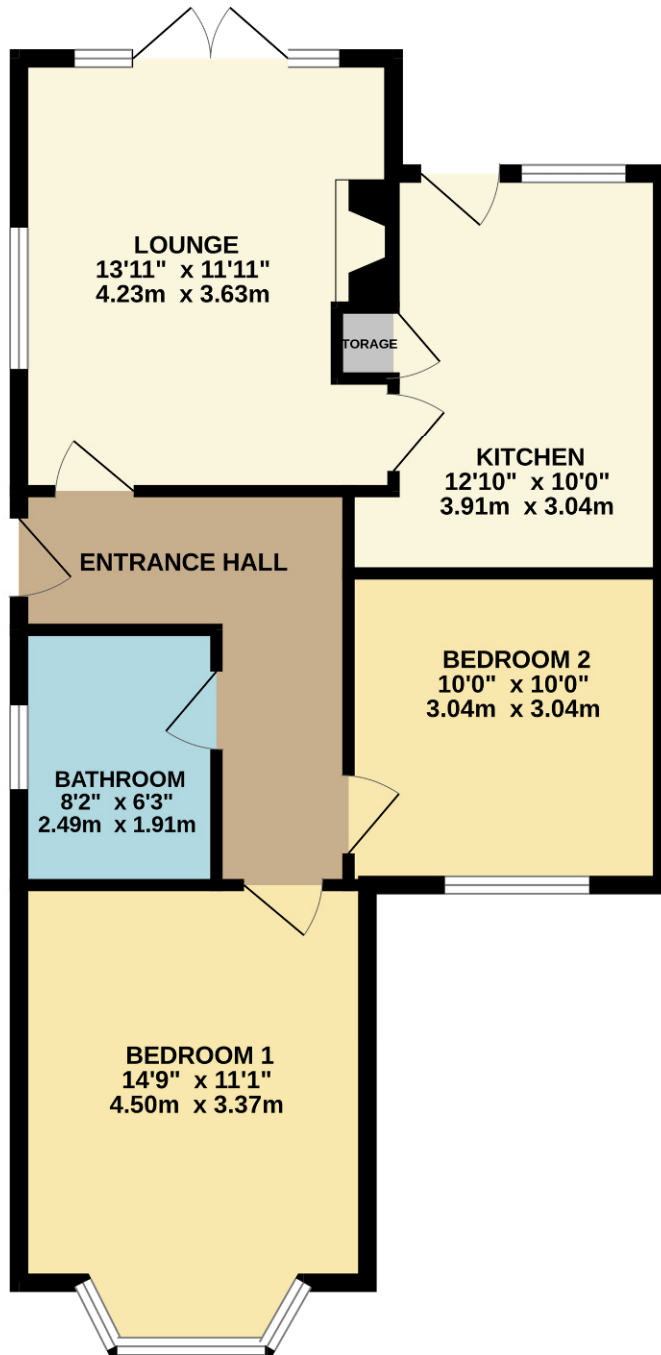
### EXTERIOR

The **REAR GARDEN** measures approximately 50ft (15.24m) and commences with raised patio area with steps down to laid lawn. Selection of mature flowers and shrubs. **SHED** to remain. Gates providing access to the front.



The **FRONT** has own driveway providing off-street parking for several vehicles.

GROUND FLOOR  
656 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 656 sq.ft. (61.0 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.

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