

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

High Road, Hockley, SS5 4SY



Guide Price:
£300,000 - £325,000

Situated just a 'stones throw' to Hockley Woods is this character, two bedroom semi-detached cottage, built in approximately 1893, benefiting from having a rear garden measuring approximately 60ft and own driveway. Within easy access to Fitzwimarc Senior school as well as the excellent Hockley Primary school.

NO ONWARD CHAIN.

EPC Rating: E. Our Ref 19238.

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Entrance via double glazed entrance door to

ENTRANCE PORCH

Door to

LOUNGE 22' 4" x 11' 9" (6.81m x 3.58m)

Double glazed window to the front aspect. Double glazed window to the side aspect. Stairs to first floor accommodation. Under stairs storage cupboard. Feature fireplace with inset gas log burner.



KITCHEN 16' 6" x 5' 6" (5.03m x 1.68m)

Double glazed window to the rear aspect. Double glazed door providing access to rear garden. Comprehensive range of base and eye level units. Wood effect roll edge work surfaces. Inset stainless steel sink drainer unit. Integrated electric oven with electric hob and stainless steel extractor chimney over. Space for appliances. Wood effect flooring. Tiled walls. Sky light.



GROUND FLOOR SHOWER ROOM

Obscure double glazed window to the rear aspect. WC with low level cistern. Wall hung vanity unit with inset wash hand basin. Fully tiled walk in shower cubicle with thermostatic shower. Tiled floor. Tiled walls. Heated towel radiator.



FIRST FLOOR ACCOMMODATION

LANDING

BEDROOM ONE 11' 9" max x 11' 3" max (3.58m x 3.43m) Double glazed window to the rear aspect. Wood flooring. Radiator.



BEDROOM TWO 11' 11" x 8' 9" (3.63m x 2.67m)

Double glazed window to the front aspect. Two over stairs storage cupboards. Radiator.



EXTERIOR

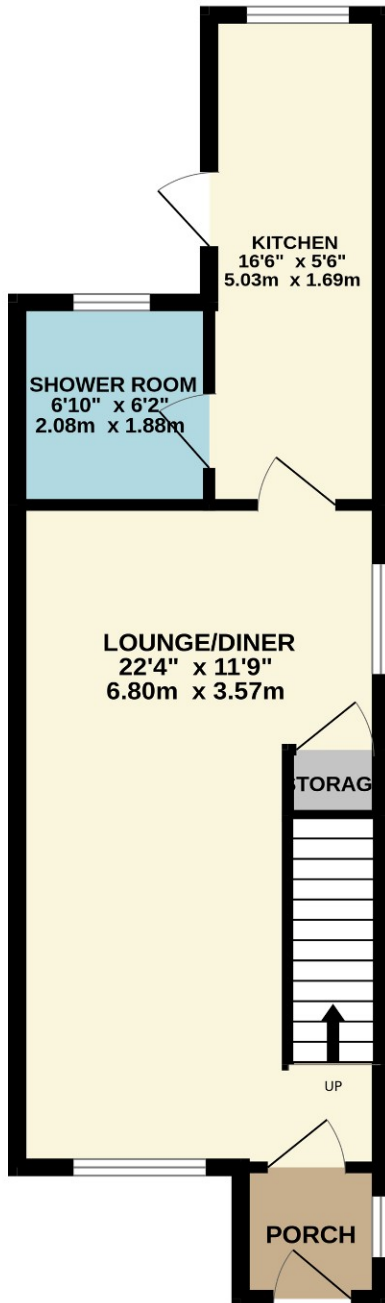
The **REAR GARDEN** measures approximately 60' (18.29m) and commences with patio area with brick wall and steps up to laid lawn. Selection of mature flowers and shrubs. Gate to side providing access to the front.



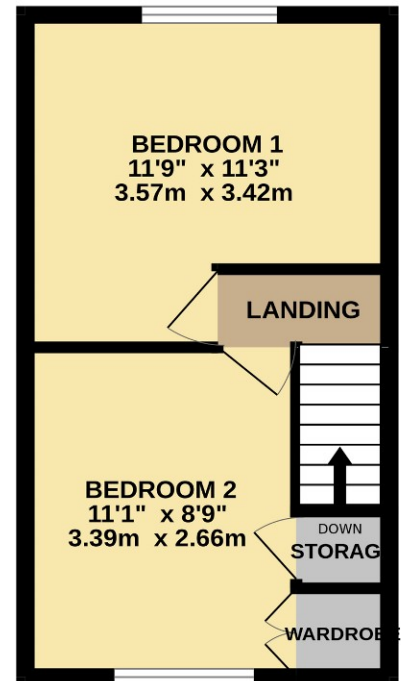
The **FRONT** has own driveway providing off-street parking.



GROUND FLOOR
415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
261 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA : 677 sq.ft. (62.9 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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