

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Walnut Court, Hockley, SS5 5BH



Guide Price:
£425,000 - £450,000

Nestled within this quiet cul de sac location within the heart of Hockley is this spacious three bedroom detached bungalow with a secluded rear garden, attached garage and own driveway. Within close walking distance to local shops, schools and main line railway station. No onward chain. Viewing advised. Our Ref: 18738.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

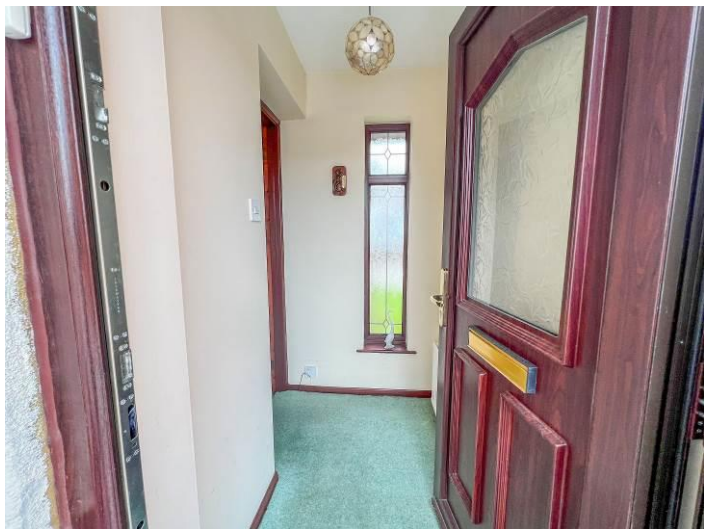
sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com



Entrance via uPVC double glazed door to entrance porch.

ENTRANCE PORCH

Door to lounge/diner.



LOUNGE/DINER 23' 6" x 14' 10" (7.16m x 4.52m)

Double glazed windows to front aspect. Double glazed patio doors providing access to rear garden. Feature fireplace. Coving to textured ceiling. Radiators. Door to kitchen.



KITCHEN 9' 4" x 8' 3" (2.84m x 2.51m)

Double glazed window to rear aspect. Double glazed door providing access to rear garden. A range of base and eye level units incorporating roll top work surface with inset sink drainer unit. Space for freestanding cooker. Space and plumbing for appliances. Tiled splash backs. Tile effect flooring.



INNER HALLWAY

Access to loft. Doors to cloakroom.



SEPARATE WC

A two piece suite comprising wall mounted wash hand basin and close coupled wc. Tiled walls. Radiator.



SHOWER ROOM

Obscure double glazed window to rear aspect. A two piece suite comprising walk in tiled shower cubicle inset wash hand basin with chrome mixer tap and vanity storage below. Tiled walls. Tile effect flooring. Radiator.



BEDROOM ONE 13' 6" x 10' 6" (4.11m x 3.2m)

Double glazed window to rear aspect. Fitted wardrobes with mirror fronted sliding doors. Radiator. Textured ceiling.



BEDROOM TWO 10' 6" x 10' (3.2m x 3.05m)

Double glazed window to front aspect. Fitted wardrobes with mirror fronted sliding doors. Radiator. Textured ceiling.



BEDROOM THREE 8' 11" x 8' (2.72m x 2.44m)

Double glazed window to front aspect. Radiator. Textured ceiling.



The **FRONT** has own driveway providing off street parking leading to **ATTACHED GARAGE** with up and over door. Power and lighting.

EXTERIOR.

A **SECLUDED REAR GARDEN** commencing with patio area. Laid to lawn. A selection of mature flower, shrub and tree borders. Door to garage. Gate providing access to front.



GROUND FLOOR
973 sq.ft. (90.4 sq.m.) approx.



TOTAL FLOOR AREA: 973 sq.ft. (90.4 sq.m.) approx.
We have made every effort to ensure the accuracy of the figures given in this plan. However, we do not accept any liability for errors or omissions. The plan is for illustrative purposes only and should not be used as a basis for any legal proceedings. The actual layout and dimensions may vary from those shown on this plan.
Marsden & Marsden (2022)

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.