

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Greensward Lane, Hockley, SS5 5HG



Guide Price:
£425,000 - £450,000

Situated in a central position is this beautifully presented character semi detached chalet with spacious ground floor accommodation, many original features, large ground floor conservatory, rear garden measuring approx 75ft, detached garage and own driveway providing off street parking for several vehicles. Within very close walking distance to Plumberow Primary Academy as well as Greensward Sixth Form Academy together with mainline railway station and shops.
Viewing advised. Our Ref: 19376.

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 glazed entrance door to entrance hall.

SPACIOUS ENTRANCE HALL 10' 5" x 9' 9" (3.18m x 2.97m)

Double glazed window to front aspect. Stairs to first floor accommodation with under stairs storage cupboard. Additional under stairs storage cupboard. Original parquet herringbone flooring. Glazed French doors providing access to kitchen/breakfast room.



LOUNGE/DINER 24' 3" x 11' 7" (7.39m x 3.53m)

Double glazed bay window to front aspect. Feature fireplace with inset fire. Contemporary vertical radiator. Original parquet herringbone flooring. Glazed French doors providing access to conservatory.



KITCHEN/BREAKFAST ROOM 12' 4" x 11' 10" (3.76m x 3.61m)

Double glazed windows to rear aspect. Double glazed door providing access to rear garden. A comprehensive range of base and eye level units incorporating work surface with stainless steel sink drainer unit. Tiled splash backs. Space for freestanding Range cooker. Integrated appliances. Wood effect flooring. Plastered ceiling. Open plan through to lounge/diner.



CONSERVATORY 20' 11" max x 17' 5" max (6.38m x 5.31m)

Double glazed windows to rear aspect. Double glazed French doors providing access to rear garden. Wood effect flooring with under floor heating.



FIRST FLOOR LANDING

Large double glazed feature window to side aspect. Plastered ceiling.

BATHROOM 12' 4" x 7' 5" (3.76m x 2.26m)

Double glazed window to front aspect. A four piece suite comprising inset bath with chrome mixer taps, tiled double shower cubicle with thermostatic shower, inset wash hand basin with comprehensive range of vanity storage below and back to wall wc. Heated towel radiator. Wood effect tiled flooring. Coving to plastered ceiling.



BEDROOM ONE 11' 7" x 10' 9" (3.53m x 3.28m)

Double glazed window to rear aspect. Fitted bedroom furniture to one wall. Coving to ceiling. (This bedroom and bedroom two were previously one large room and can be converted back if required)



BEDROOM TWO 11' 5" x 9' 6" (3.48m x 2.9m)

Double glazed window to rear aspect. Fitted wardrobes to one wall. Eaves storage cupboard. Radiator. Coving to ceiling.



BEDROOM THREE 11' 7" x 9' 1" (3.53m x 2.77m)

Double glazed window to front aspect. Fitted bedroom furniture. Radiator. Coving to ceiling.



EXTERIOR.

The **REAR GARDEN** measures approximately 75ft (22.86m) commencing with recently laid large slate patio leading to garden. Laid to lawn with mature flower, shrub and tree borders. Fencing to all boundaries. Door to **DETACHED GARAGE/OUTBUILDING** with power and lighting. Access to front.



The **FRONT** with recently laid driveway providing off street parking for several vehicles with block concrete borders and lawn area.

GROUND FLOOR 905 sq ft. (83.6 sq m.) approx. 1ST FLOOR 464 sq ft. (42.2 sq m.) approx.



TOTAL FLOOR AREA: 1429 sq ft. (132.8 sq m.) approx.
 While every effort has been made to ensure the accuracy of the figures contained herein, measurements of areas, volumes, capacity and other such data are approximate and responsibility is placed on the purchaser or lessee 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.
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