

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Merryfields Avenue, Hockley, SS5 5AN



Guide Price:
£450,000 - £475,000

Offered with no onward chain and having been recently renovated to a very high specification is this immaculate four bedroom semi detached chalet with a large open plan kitchen/breakfast room and modern fitted bathroom. With a rear garden, integral garage and off street parking. Within walking distance to local shops, schools and mainline railway station. Viewing highly recommended. Our Ref: 19247.

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Entrance via composite entrance door to entrance hall.

ENTRANCE HALL

Radiator. LVT (waterproof) flooring.



BEDROOM 12' 7" x 8' 5" (3.84m x 2.57m)

Double glazed window to front aspect. Radiator.



SITTING ROOM 12' 9" x 11' (3.89m x 3.35m)

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



WC/UTILITY ROOM 8' 5" x 4' 10" (2.57m x 1.47m)

Obscure double glazed window to side aspect. A two piece suite comprising wall mounted wash hand basin and close coupled wc. Chrome heated towel rail. Space for washing machine and tumble dryer. Tiled flooring. Plastered ceiling.



KITCHEN/BREAKFAST ROOM 23' 7" x 11' 9" (7.19m x 3.58m)

Double glazed window to rear aspect. Double glazed bi folding doors providing access to rear garden. A comprehensive range of modern super matt base and eye level units incorporating Oak work surface with inset one and a half stainless steel sink drainer unit. AEG induction hob. AEG eye level pyrolytic oven. Space for freestanding fridge freezer. Integrated dishwasher. Tiled splash back. Plastered ceiling with inset LED spotlights. Radiator. Space for dining table and chairs. Continuation of LVT (waterproof) flooring.



FIRST FLOOR LANDING

BEDROOM THREE 10' x 8' 1" (3.05m x 2.46m)

Double glazed window to rear aspect. Radiator. Plastered ceiling.



BEDROOM TWO 13' 1" x 9' 3" (3.99m x 2.82m)

Double glazed window to rear aspect. Radiator. Plastered ceiling.



BEDROOM ONE 17' 11" x 12' 8" (5.46m x 3.86m)

Double glazed window to front aspect. Radiator. Plastered ceiling. Eaves storage cupboard.



BATHROOM

Velux window to front aspect. A three piece suite comprising panelled bath with shower over, inset wash hand basin with vanity storage below and close coupled wc. Chrome heated towel rail. Part tiled walls.



EXTERIOR.

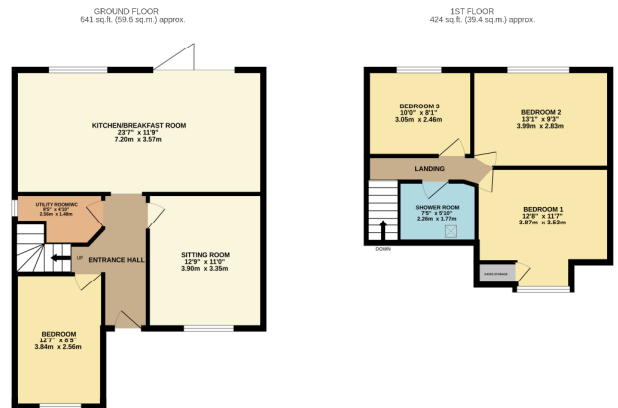
THE WEST FACING REAR GARDEN measuring approximately 35ft (10.67m) commencing with a small patio area with sleeper border. Laid to lawn. Spacious shingled sideway providing access to garage.



The **FRONT** has a block paved driveway providing off street parking for several vehicles leading to **ATTACHED GARAGE** with side hung doors. Power and lighting.

Agents Note:

The vendors advise that there is remaining snagging to be undertaken before Completion.



TOTAL FLOOR AREA: 1065 sq ft (99.3 sq m) approx.
 While every attempt has been made to ensure the accuracy of the provided construction measurements, the floor, ceiling, walls and other dimensions are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should be used in conjunction with the property particulars. The actual layout and dimensions may vary and have not been checked by the purchaser. It is the responsibility of the purchaser to verify the dimensions.
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