

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Barnwell Drive, Hockley, SS5 4UZ



£325,000

Situated on the popular Betts Farm development in a cul de sac location is this two bedroom semi-detached house with lounge, kitchen/diner, conservatory and approximately 45ft SOUTH FACING rear garden, own driveway providing off-street parking for two vehicles and garage. Close walking distance to local schools, shops and mainline railway station.

NO ONWARD CHAIN.

EPC Rating: tbc. Our Ref 15503.

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Entrance via double glazed entrance door to

LOUNGE 14' 1" x 12' 9" (4.29m x 3.89m)

Double glazed window to the front aspect. Stairs to first floor accommodation. Storage cupboard. Coving to plastered ceiling. Radiator.



KITCHEN/DINER 12' 8" x 9' 3" (3.86m x 2.82m)

Window to conservatory. A comprehensive range of base and eye level units. Roll edge work surfaces. Inset stainless steel sink drainer unit. Space for cooker. Space for washing machine. Space for fridge/freezer. Space for table and chairs. Plastered ceiling. Open through to



CONSERVATORY 9' 10" x 5' (3m x 1.52m)

Double glazed windows to rear and side aspects. Double glazed French doors providing access to rear garden. Tiled floor.



FIRST FLOOR ACCOMMODATION

LANDING

Access to loft.

BEDROOM ONE 12' 9" x 9' 3" (3.89m x 2.82m)

Double glazed window to the front aspect. Storage cupboard. Coving to plastered ceiling. Radiator.



BEDROOM TWO 12' 8" x 6' 8" (3.86m x 2.03m)

Double glazed window to the rear aspect. Laminate wood flooring. Coving to plastered ceiling. Radiator.



BATHROOM

Obscure double glazed window to the side aspect. WC with low level cistern. Pedestal wash hand basin. Panelled bath with shower attachment over. Chrome heated towel rail.

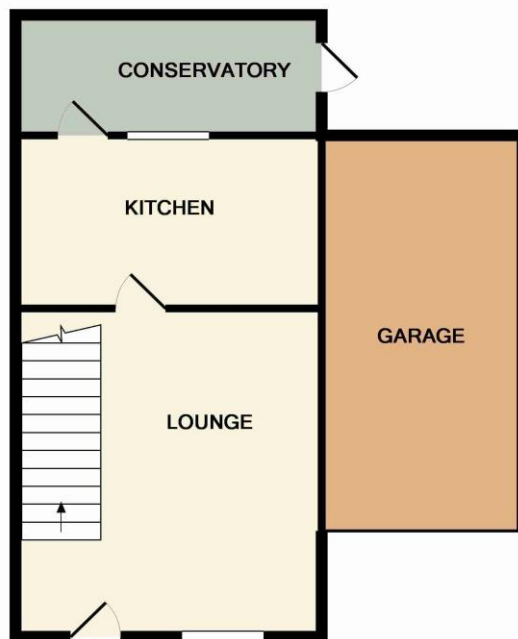


EXTERIOR

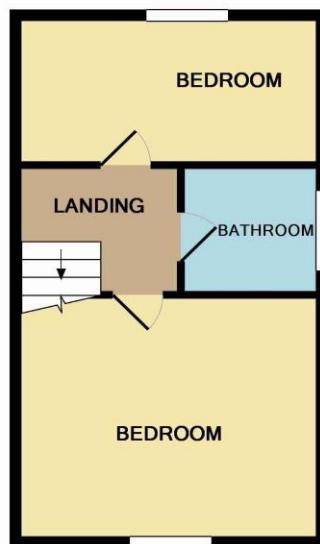
The **SOUTH FACING REAR GARDEN** measures approximately 45ft (13.72m) and commences with patio leading to laid lawn. Flowers and shrubs to borders. Side access to the front.



The **FRONT** has shingled area with own driveway providing off-street parking for two vehicles leading to **PITCHED ROOF GARAGE 22' x 9' 10" (6.71m x 3m)** with electric up and over door, power and light, personal door to rear garden.



GROUND FLOOR
APPROX. FLOOR
AREA 475 SQ.FT.
(44.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 284 SQ.FT.
(26.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 759 SQ.FT. (70.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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