

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.

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.

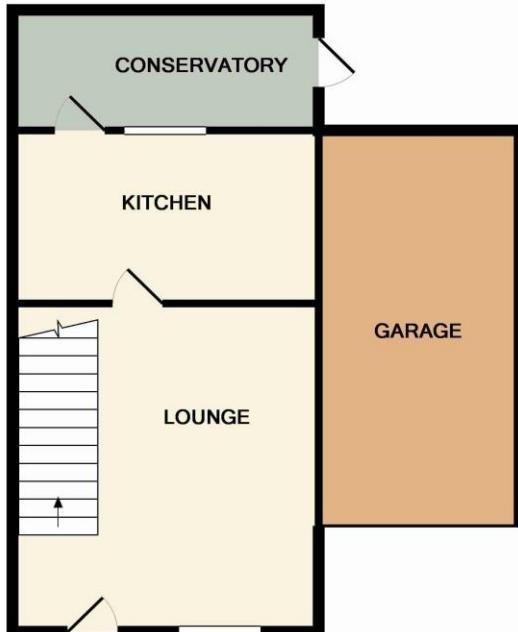


EXTERIOR

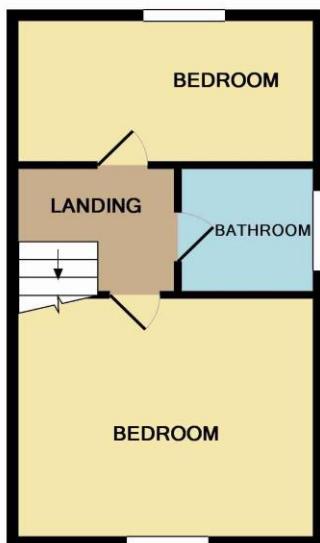
The **SOUTH FACING REAR GARDEN** measures approximately 45ft (13.72m) and commences with patio leading to laid lawn. Flowers and shrubs to borders. Side access to the front.



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

Made with Metropix ©2016

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.