

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Orchard Avenue, Hockley, SS5 5BE



£350,000

Situated in a popular location is this spacious two/three bedroom detached bungalow with a rear garden measuring approximately 45ft and own driveway providing off street parking.

Within close walking distance to local shops, schools and mainline railway station.

No onward chain. Vacant possession. Viewing advised. Our Ref: 19140.

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 porch.

ENTRANCE PORCH

Opening to garage. Glazed door to entrance hall.



ENTRANCE HALL

Full height walk in storage cupboard. Radiators.



LOUNGE 14' 7" x 13' 2" (4.44m x 4.01m)

Double glazed window to front and side aspects. Feature wood panelled wall. Radiators.



KITCHEN 12' 8" x 9' 6" (3.86m x 2.9m)

Double glazed window to side aspect. Double glazed door to side aspect. A range of base and eye level units incorporating roll top work surface with sink drainer unit. Tiled splash backs. Space and plumbing for appliances. Radiator. Wood effect flooring.



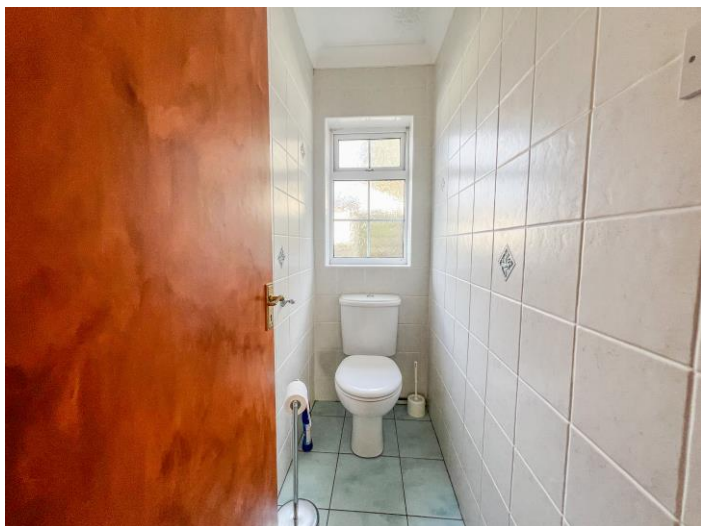
SHOWER ROOM

Obscure double glazed window to side aspect. A two piece suite comprising tiled shower cubicle with thermostatic shower, inset wash hand basin with vanity storage below. Radiator. Tiled walls. Tiled flooring.



SEPARATE WC

Obscure double glazed window to side aspect. Close coupled wc. Tiled walls. Tiled flooring.



BEDROOM TWO 11' 10" max x 11' 10" max (3.61m x 3.61m)

Double glazed window to front aspect. Radiator.



BEDROOM ONE 11' 10" x 11' 8" (3.61m x 3.56m)

Double glazed window to side aspect. Fitted bedroom furniture to one wall. Coving to textured ceiling. Radiator.



DINING ROOM 10' 5" x 8' 11" (3.18m x 2.72m)

Double glazed window to side aspect. Radiator. Patio doors providing access to conservatory.



CONSERVATORY 20' 11" x 8' 3" (6.38m x 2.51m)

Double glazed windows to rear aspect. Double glazed French doors providing access to rear garden.



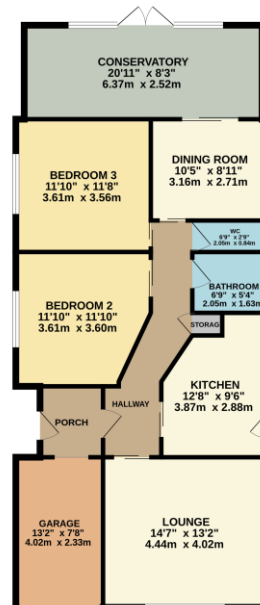
EXTERIOR.

The **REAR GARDEN** measures approximately 45ft (13.72m) commencing with patio area. Laid to lawn. A selection of mature flowers and shrubs. **SHED** to remain. **GREENHOUSE** to remain. Brick built pond. Gate providing access to front from both sides.



The **FRONT** has own driveway providing off street parking leading to **GARAGE 13' 2" x 7' 8" (4.01m x 2.34m)** with up and over door. Artificial lawn area.

GROUND FLOOR
1113 sq.ft. (103.4 sq.m.) approx.



TOTAL FLOOR AREA: 1113 sq.ft. (103.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other details 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 in such by any prospective purchaser. The vendor, solicitor and agent accept no liability for any error or omission.
As to the availability of fittings, see the plan.
Made with Terraplan 2024

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 show 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.