

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Poplars Avenue, Hockley, SS5 4NA



Offers Over £325,000

Situated in a popular location is this spacious two bedroom semi detached bungalow, offering potential for extension to ground and first floors, with a rear garden measuring approximately 65ft, own driveway providing off street parking and detached single garage. Viewing advised. Our Ref: 17648.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

[sales@wdhockley.com](mailto:sales@wdhockley.com) | [sales@wdbenfleet.com](mailto:sales@wdbenfleet.com) | [lettings@wdlets.com](mailto:lettings@wdlets.com)  
01702 200666 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)



Entrance via glazed entrance door at the side to entrance porch.

#### **ENTRANCE PORCH**

Glazed entrance door to entrance hall.

#### **ENTRANCE HALL**

Airing cupboard.

#### **BEDROOM ONE 12' 3" x 10' 5" (3.73m x 3.18m)**

Double glazed window to rear aspect. Fitted bedroom furniture. Radiator.



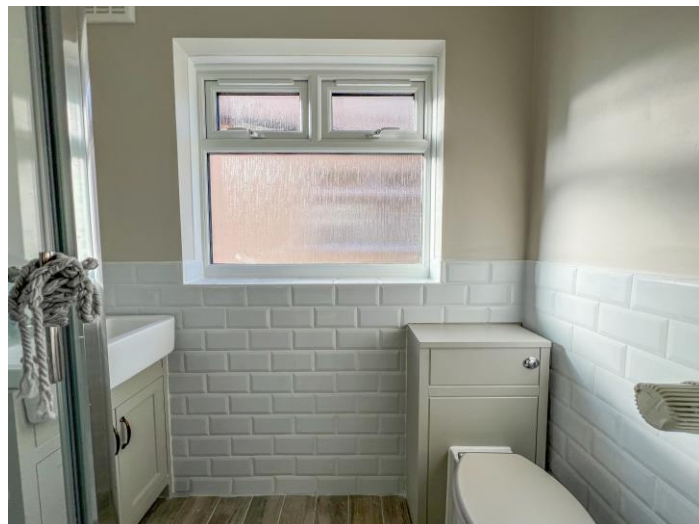
#### **BEDROOM TWO 10' 4" x 9' 2" (3.15m x 2.79m)**

Double glazed window to front aspect. Radiator.



#### **SHOWER ROOM (RECENTLY FITTED)**

Obscure double glazed window to side aspect. A three piece suite comprising tiled shower cubicle with thermostatic shower, inset wash hand basin with vanity storage below and back to wall wc. Wood effect tiled flooring. Part tiled walls.



#### **LOUNGE/DINER**

**17' 1" x 10' 11" (5.21m x 3.33m)**

Double glazed window to front aspect. Radiator.



**KITCHEN 9' 8" x 9' 7" (2.95m x 2.92m)**

Double glazed window to side and rear aspects. Double glazed door providing access to lean-to/conservatory. A range of base and eye level units incorporating work surface with inset sink drainer unit. Space and plumbing for appliances.



**LEAN-TO/CONSERVATORY 19' 2" x 8' 3" (5.84m x 2.51m)**

French doors providing access to rear garden.



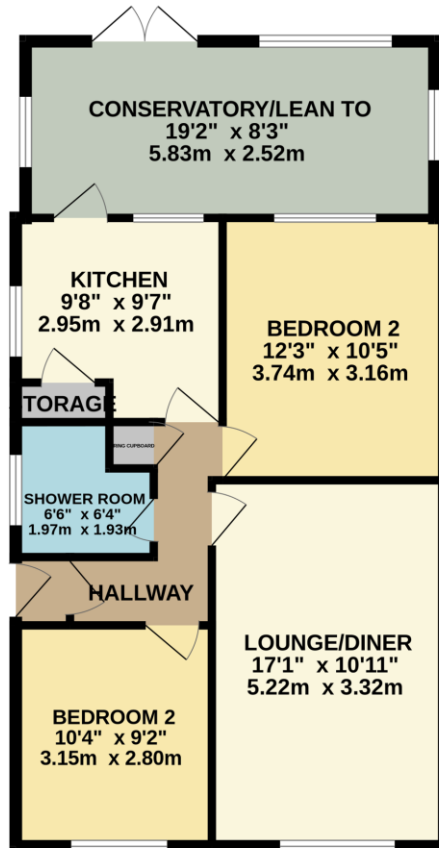
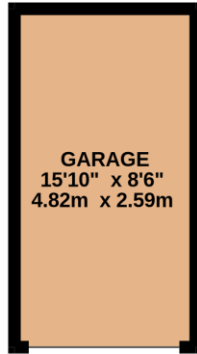
**EXTERIOR.**

The **REAR GARDEN** measures approximately 65ft (19.81m) commencing with patio area leading to garden. Laid to lawn. **DETACHED SINGLE GARAGE** with up and over door. Gate providing access to rear.



The **FRONT** has own driveway providing off street parking. Shared access to side.

GROUND FLOOR  
882 sq.ft. (81.9 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (81.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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