

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Harrogate Road, Hockley, SS5 5HT



**Guide Price:
£325,000 - £335,000**

Situated in the heart of Hockley is this two bedroom extended semi detached bungalow with a rear garden measuring approximately 50ft and own driveway providing off street parking. Within close walking distance to mainline railway station, local shops, Greensward Sixth Form Academy as well as Plumberow Primary Academy. Viewing advised. Our Ref: 19455.

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Entrance via uPVC double glazed entrance door to entrance hall.

ENTRANCE HALL

Radiator. Plastered ceiling.



BEDROOM ONE 12' 1" x 9' 7" (3.68m x 2.92m)

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



BEDROOM TWO 10' 9" x 9' 3" (3.28m x 2.82m)

Double glazed window to front aspect. Radiator.



SHOWER ROOM

Obscure double glazed window to side aspect. A three piece suite comprising tiled corner shower cubicle, pedestal wash hand basin and close coupled wc. Heated chrome towel radiator. Tiled walls. Tiled flooring.



KITCHEN 11' 9" x 7' 2" (3.58m x 2.18m)

Double glazed window to side and rear aspects. Double glazed door providing access to rear garden. A range of base and eye level units incorporating roll top work surface with one and a half stainless steel sink drainer unit. Space and plumbing for appliances. Wall mounted boiler.



LOUNGE 14' 7" x 10' 6" (4.44m x 3.2m)

Feature fireplace. Radiator. Textured ceiling. Open plan through to dining room.



DINING ROOM 8' 10" x 8' 9" (2.69m x 2.67m)

Double glazed windows to side aspect. Double glazed door providing access to rear garden. Feature exposed brick wall. Wood effect flooring.



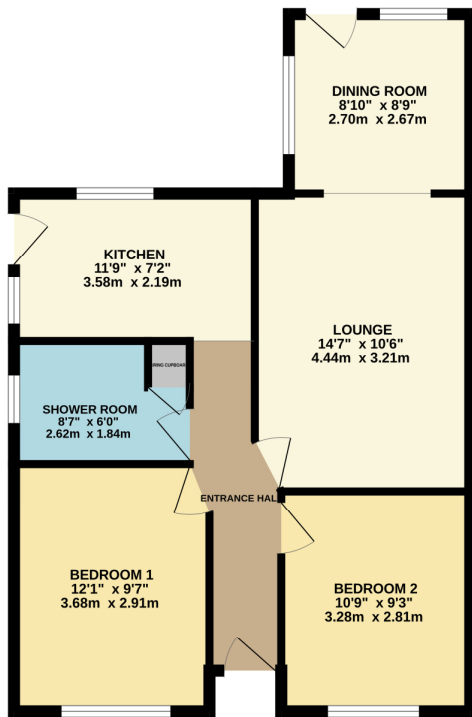
EXTERIOR.

The **REAR GARDEN** measuring approximately 50ft (15.24m) commencing with block paved patio area leading to garden. Laid to lawn. Shed to remain. Gate providing access to front.



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

GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA: 635 sq.ft. (59.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, items 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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