

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Willow Walk, Hockley, SS5 5DQ



Guide Price:
£400,000 - £425,000

Situated on the popular Broadlands Development is this rarely available two bedroom detached bungalow occupying a corner plot position with own driveway and detached garage. Within very close walking distance to all local amenities including shops and schools. Offered with no onward chain.

Viewing advised. EPC Rating: D. Council Tax Band: D. Our Ref: 19473.

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 hall.

ENTRANCE HALL

Airing cupboard. Radiator. Coving to ceiling.



SHOWER ROOM

Obscure double glazed window to front aspect. A three piece suite comprising tiled corner shower cubicle with thermostatic shower, inset wash hand basin with chrome mixer taps and high gloss vanity storage below and back to wall wc. Heated towel radiator. Tiled walls. Plastered ceiling with inset spotlighting.



BEDROOM TWO 9' 6" x 9' 2" (2.9m x 2.79m)

Double glazed window to front aspect. Radiator. Coving to plastered ceiling.



BEDROOM ONE 12' 8" x 10' 7" (3.86m x 3.23m)

Double glazed window to front aspect. Fitted mirror fronted wardrobes to one wall. Radiator. Coving to ceiling.



LOUNGE 19' 2" x 10' 7" (5.84m x 3.23m)

Double glazed half moon windows to side aspect. Feature brick built fireplace. Radiator. Coving to textured ceiling. French doors providing access to conservatory.



CONSERVATORY 11' 8" x 9' 4" (3.56m x 2.84m)

Double glazed windows to all rear aspects. Double glazed French doors providing access to rear garden. Radiator.



KITCHEN 9' 6" x 9' (2.9m x 2.74m)

Double glazed window to rear aspect. Double glazed door providing access to rear garden. A range of base and eye level units incorporating roll edge work surface with inset one and a half stainless steel sink drainer unit. Integrated electric oven with electric hob and extractor above. Integrated appliances. Breakfast bar. Part tiled walls. Tiled flooring. Plastered ceiling with inset LED spot lighting.



EXTERIOR.

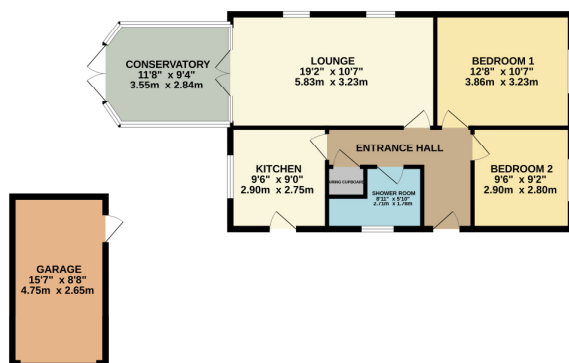
The property is situated in a corner plot position with **LOW MAINTENANCE GARDEN** with flower and shrub borders. Gate providing access to the front from both sides. Personal door to **DETACHED GARAGE** with electric roller door to front. Power and lighting.



The **FRONT** has a beautifully kept garden area with pathway leading to front door. With a block paved driveway providing off street parking for several vehicles leading to garage.



GROUND FLOOR
881 sq.ft. (81.8 sq.m.) approx.



TOTAL FLOOR AREA: 881 sq.ft. (81.8 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurements of floors, walls, stairs and other details are approximate and no responsibility is taken for any error, omission or misstatement. The data in this floor plan is for information only and should not be relied upon by prospective purchasers. The sale of any apparatus and appliances shown hereon is made subject and no guarantee is given as to the availability or efficiency of the same.
 Made and stamped 12/2024

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