

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

7 Thorpe Road, Hockley, SS5 4EP



Guide Price:
£400,000 - £425,000

A spacious three bedroom semi detached bungalow which has been extended to the ground floor with open plan kitchen/breakfast room. With a rear garden measuring approximately 140ft and own driveway providing off street parking for several vehicles. The property offers further potential to extended to rear, side and first floor, subject to the usual planning consents. Viewing highly recommended. Our Ref: 19488.

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Entrance via uPVC double glazed entrance door to porch.

ENTRANCE PORCH

Contemporary tiled flooring. Door to entrance hall.

ENTRANCE HALL

Radiator. Wood effect flooring. Coving to plastered ceiling.



BEDROOM ONE 10' 8" x 10' 8" (3.25m x 3.25m)

Double glazed window to front aspect. Radiator. Wood effect flooring. Coving to plastered ceiling.



BEDROOM TWO 10' 8" x 10' 8" (3.25m x 3.25m)

Double glazed window to front aspect. Feature fireplace with inset log burner. Radiator. Plastered ceiling.



BEDROOM THREE 10' 8" x 9' 7" (3.25m x 2.92m)

Double glazed window to side aspect. Radiator. Full height storage cupboard. Wood effect flooring. Coving to plastered ceiling.



LUXURY BATHROOM

Obscure double glazed window to side aspect. A four piece suite comprising tiled double walk in shower cubicle with thermostatic shower with waterfall shower head, freestanding roll top bath with floor mounted chrome mixer taps, inset wash hand basin with vanity drawer storage below and close coupled wc. Heated towel radiator. Tiled flooring. Part tiled walls. Plastered ceiling with inset spotlighting.



LOUNGE 12' 10" x 10' 8" (3.91m x 3.25m)

Feature fireplace. Radiator. Wood flooring. Plastered ceiling. Open plan to kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM 23' 4" max x 17' 6" max (7.11m x 5.33m)

Double glazed window to side and rear aspects. Double glazed French doors providing access to rear garden. Double glazed door providing access to rear garden.



KITCHEN AREA

A comprehensive range of country style base and eye level units incorporating work surface with inset butler sink. Space for freestanding Range cooker with stainless steel extractor above. Space and plumbing for appliances. Tiled flooring. Plastered ceiling with inset spotlighting.



UTILITY AREA

Space for freestanding American style fridge/freezer. Radiator. Tiled flooring. Plastered ceiling.

EXTERIOR.

The **REAR GARDEN** measures in excess of 140ft (42.67m) commencing with steps down to patio area leading to garden. A beautifully maintained mature garden which is mainly laid to lawn with a selection of mature flower, shrubs and trees to all boundaries. Access to **DETACHED GARAGE** with power and lighting. Double opening gates providing access to front.

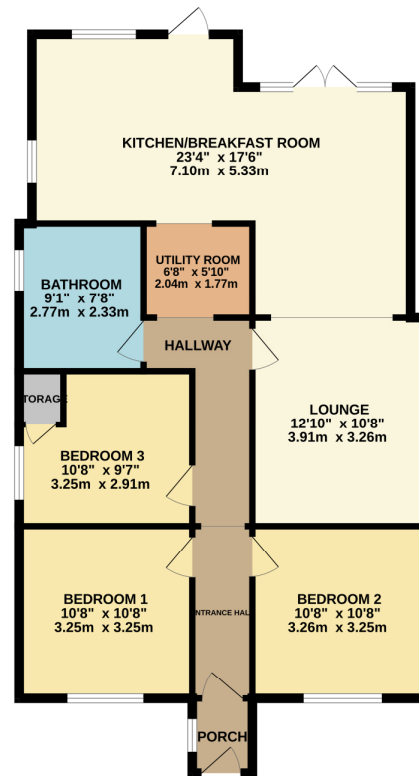


The **FRONT** has own driveway providing off street parking for several vehicles.

Agents Note:

The property lends itself to further development to side, rear and first floor, subject to the usual planning consents.

GROUND FLOOR
982 sq.ft. (91.3 sq.m.) approx.



TOTAL FLOOR AREA : 982 sq.ft. (91.3 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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