

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Cheltenham Road, Hockley, SS5 5HJ



Guide Price:
£350,000 - £375,000

Situated in a sought after cul de sac location is this spacious two double bedroom semi-detached bay fronted bungalow benefiting from having a rear garden measuring approximately 65ft, own driveway providing off-street parking and detached garage which has been converted to outbuilding with power and lighting. Close walking distance to local schools, shops and mainline railway station.

Council Tax Band: C. EPC Rating: D.

OFFERED WITH NO ONWARD CHAIN. Our Ref 17260.

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Entrance via hardwood entrance door to

SPACIOUS ENTRANCE HALL

Double opening storage cupboard. Parquet wood flooring. Coving to ceiling. Radiator.



BEDROOM ONE 14' into bay x 13' 2" (4.27m x 4.01m)

Double glazed bay window to the front aspect. Parquet wood flooring. Coving to ceiling. Radiator.



BEDROOM TWO 11' 1" x 10' 1" (3.38m x 3.07m)

Double glazed window to the side aspect. Parquet wood flooring. Coving to ceiling. Radiator.



SHOWER ROOM

Obscure double glazed window to the side aspect. WC with concealed cistern. Inset wash hand basin with vanity storage below. Fully tiled double walk-in shower cubicle with thermostatic shower. Wood effect flooring. Tiled walls. Coving to ceiling. Radiator.



KITCHEN 11' 8" x 9' 8" (3.56m x 2.95m)

Double glazed window to the rear aspect. Double glazed door providing access to rear garden. Country style base and eye level units. Roll edge wood effect work surfaces. Inset stainless steel sink drainer unit. Integrated eye level electric oven. Separate electric hob with extractor above. Tiled splash backs. Space for appliances. Alcove providing further storage area. Tiled floor. Coving to ceiling.



LOUNGE 18' 3" x 11' (5.56m x 3.35m)

Double glazed bay window to the front aspect. Double glazed window to the rear aspect. Coving to ceiling. Radiators.



EXTERIOR

The **REAR GARDEN** measures approximately 65' (19.81m) and commences with patio leading to laid lawn. Selection of mature flowers and shrubs. **BRICK BUILT, PITCHED ROOF GARAGE/OUTBUILDING 14' 9" x 9' 5" (4.5m x 2.87m)** with power and lighting, door to further area 9' 7" x 9' 5" (2.92m x 2.87m) with power and lighting. Spacious sideway providing access to front.



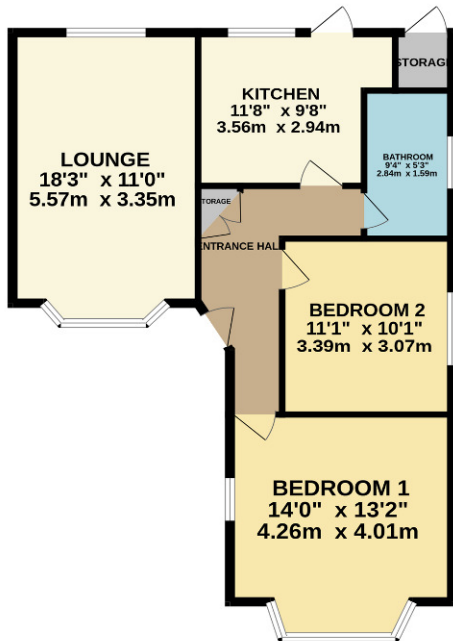
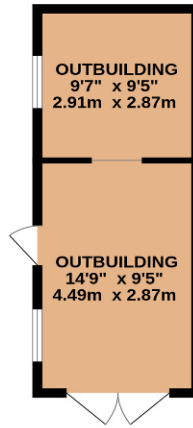
The **FRONT** has large shingle area with pathway leading to entrance door and own driveway to the side providing off-street parking.



Agents Note:

Planning permission has been granted to extend the property to the rear adding a third bedroom and larger lounge. Rochford Council Planning no. 22/00743/FUL

GROUND FLOOR
946 sq.ft. (87.9 sq.m.) approx.



TOTAL FLOOR AREA : 946 sq.ft. (87.9 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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