

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Broad Walk, Hockley, SS5 5DG



Guide Price:  
£450,000 - £475,000

Situated on the popular Broadlands Development, with a stunning 80ft south facing rear garden, is this immaculate three/four bedroom semi detached chalet having been tastefully improved by the current owners. Offering spacious ground floor accommodation and with a large master bedroom suite to the first floor and own driveway providing off street parking. Within walking distance to shops, schools and mainline railway station.

EPC Rating: D. Council Tax Band: C.

Viewing highly recommended. Our Ref: 19546.

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Entrance via hardwood glazed entrance door to entrance hall.

### ENTRANCE HALL

Large walk in storage cupboard. Radiator. Wood effect flooring. Coving to plastered ceiling with inset LED spotlighting.



### BEDROOM TWO 16' 2" x 11' 1" (4.93m x 3.38m)

Double glazed bay window to front aspect. Radiator. Coving to plastered ceiling with inset LED spotlighting.



### BEDROOM THREE 13' 5" x 10' (4.09m x 3.05m)

Double glazed window to front aspect. Under stairs storage area. Radiator. Coving to textured ceiling.



### SHOWER ROOM

A three piece suite comprising walk in tiled shower cubicle with thermostatic shower, inset wash hand basin with chrome mixer tap and hardwood vanity storage below and above, and close coupled wc. Heated towel radiator. Plastered ceiling with inset spotlighting. Tiled flooring.



### LOUNGE/DINER 23' 7" x 14' (7.19m x 4.27m)

Feature fireplace with inset log burner. Radiators. Wood effect flooring. Coving to plastered ceiling. Door to kitchen. Georgian style double glazed window to rear aspect. French doors providing access to conservatory.



### CONSERVATORY 10' 6" x 7' (3.2m x 2.13m)

Pitched roof. Double glazed windows to rear aspect. Double glazed French doors providing access to rear garden. Wood effect flooring.



### KITCHEN 11' 11" x 11' 4" (3.63m x 3.45m)

Georgian style double glazed window to rear aspect. Double glazed door providing access to rear garden. A range of base and eye level units incorporating work surface with inset one and a half stainless steel sink drainer unit. Space for Range cooker with stainless splashback and extractor chimney above. Tiled splashbacks. Breakfast bar. Tiled flooring. Coving to plastered ceiling. Door to utility room.



### UTILITY ROOM

Base and eye level units incorporating work surface. Space and plumbing for appliances. Tiled flooring. Tiled walls. Plastered ceiling with inset spotlighting.



### FIRST FLOOR LANDING

Large storage cupboard.

### BEDROOM FOUR/DRESSING ROOM 7' 8" x 5' 7" (2.34m x 1.7m)

Double glazed window to rear aspect. Fitted bedroom furniture to both walls. Radiator. Coving to plastered ceiling.



### MASTER BEDROOM 20' 5" x 14' 7" (6.22m x 4.44m) irregular shaped

Two double glazed Georgian style windows to rear aspect. Radiator. Coving to plastered ceiling. Door to en suite. Opening through to **DRESSING AREA**. Double glazed Georgian style window to front aspect. Eave storage cupboards. Radiator. Plastered ceiling with inset spot lighting.



### LUXURY EN SUITE (RECENTLY FITTED)

A three piece suite comprising walk in shower cubicle with thermostatic shower, full height glass screen and tiled surround, inset wash hand basin with chrome mixer tap, tiled splash back and white high gloss vanity storage below and back to wall wc. Heated towel radiator. Tiled flooring. Plastered ceiling with inset spot lighting.



### EXTERIOR.

A **STUNNING SOUTH FACING REAR GARDEN** measuring approximately 80ft (24.38m) commencing with patio area leading to garden. Beautifully laid to lawn with mature flower and shrub borders. To the rear of the garden is a further block paved area. Door to outbuilding.

**CLADDED OUTBUILDING 24' 2" x 11' 10" (7.37m x 3.61m)** Perfect as an outdoor office/work area/gym. Further long storage area. Door to garage.

**CLADDED GARAGE 17' 7" x 8' 9" (5.36m x 2.67m)** Double opening doors to the front. Power and lighting.

Gate providing access to the front.

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



Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items show in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.