

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Plumberow Avenue, Hockley, SS5 5AB



**Guide Price:
£375,000 - £400,000**

Situated in the heart of Hockley within a stone's throw of Hockley mainline railway station, is this immaculate recently refurbished two bedroom semi detached bungalow with a rear garden measuring approximately 80ft and driveway providing off street parking. Within very close walking distance to local shops and schools. No onward chain.

Council Tax Band: C. EPC Rating: D.

Viewing advised. Our Ref: 19601.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com



Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance hall.

ENTRANCE HALL

Wood effect flooring. Plastered ceiling. Access to loft.



BEDROOM ONE 14' 7" into bay x 12' 5" (4.44m x 3.78m)

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



BEDROOM TWO 12' 10" x 10' 6" (3.91m x 3.2m)

Double glazed window to front aspect. Radiator. Wood effect flooring. Coving to plastered ceiling with inset LED spotlighting.



SHOWER ROOM

Obscure double glazed window to side aspect. A three piece suite comprising double walk in shower cubicle with thermostatic shower inset wash hand basin with chrome mixer tap and vanity storage below and close coupled wc. Heated towel radiator. Marble effect walls. Tiled effect flooring.



KITCHEN 11' 9" x 9' 4" (3.58m x 2.84m)

Double glazed window to side aspect. Double glazed door to side aspect. A range of high gloss base and eye level units incorporating granite effect roll top work surface with inset stainless steel sink drainer unit. Integrated electric oven. Four ring electric hob with extractor above. Tiled splash backs. Space and plumbing for washing machine. Integrated low level fridge and freezer. Radiator. Wood effect flooring. Plastered ceiling with inset LED spotlighting. Door through to lounge/diner.



LOUNGE/DINER 19' 10" max x 11' 10" (6.05m x 3.61m)

Double glazed uPVC sliding doors providing access to rear garden. Two radiators. Wood effect flooring. Coving to plastered ceiling with inset LED spotlighting.



EXTERIOR.

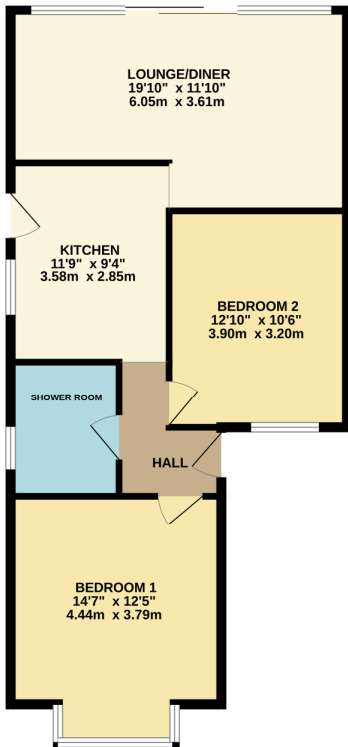
The **REAR GARDEN** measures approximately 80ft (24.38m) commencing with patio area leading to garden. Laid to lawn. Shingled borders. Spacious sideway with gate providing access to front.



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



GROUND FLOOR
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA: 708 sq.ft. (65.8 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.
Made with Metropix ©2024

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 shown 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.