

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Caernarvon Close, Hockley, SS5 4XH



Guide Price:
£300,000 - £325,000

Situated on the popular Betts Farm Development in a quiet cul de sac location is this extended three double bedroom semi detached bungalow. Offering versatile living accommodation with open plan lounge/diner, en suite to bedroom one, rear garden measuring approx 60ft and own driveway providing off street parking. Within very close walking distance to Hockley Primary School as well as local shops and railway station.

Council Tax Band: C. EPC Rating: TBC.

Offered with no onward chain. Viewing advised. Our Ref: 19431.

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Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance porch.

ENTRANCE PORCH

Glazed entrance door to lounge/diner.

LOUNGE/DINER 29' 7" x 14' 2" (9.02m x 4.32m)

Double glazed window to front aspect. Double glazed French doors providing access to rear garden. Radiator. Wood effect flooring. Coving to plastered ceiling. Open to inner hallway. Archway providing access to kitchen.



KITCHEN 10' 5" x 5' (3.18m x 1.52m)

Double glazed window to side aspect. A range of base and eye level units incorporating roll top work surface with sink drainer unit. Tiled splashbacks. Integrated electric oven. Electric hob with stainless steel extractor chimney above. Space and plumbing for appliances. Space and housing for freestanding fridge freezer. Tiled flooring. Plastered ceiling. Door to inner lobby.



INNER HALLWAY

Double glazed window to rear aspect.



BEDROOM TWO 9' 3" x 7' 6" (2.82m x 2.29m)

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



BEDROOM THREE 9' 2" x 6' 6" (2.79m x 1.98m)

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



INNER LOBBY

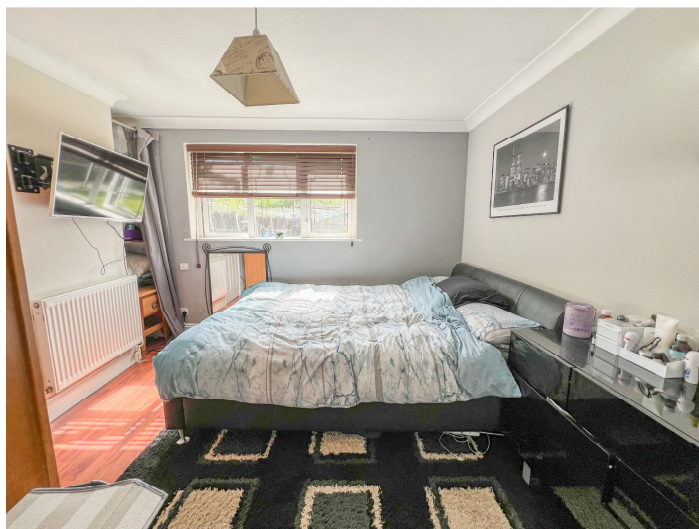
BATHROOM 6' 5" x 5' (1.96m x 1.52m)

Obscure double glazed window to side aspect. A three piece suite comprising panelled bath with shower over, pedestal wash hand basin and close coupled wc. Radiator. Part tiled walls. Tiled effect flooring.



BEDROOM ONE 11' 6" x 10' 5" (3.51m x 3.18m)

Double glazed window to rear aspect. Radiator. Wood effect flooring. Coving to plastered ceiling. Door to en suite.



EN SUITE

A two piece suite comprising tiled shower cubicle and pedestal wash hand basin. Tiled walls. Tiled flooring.

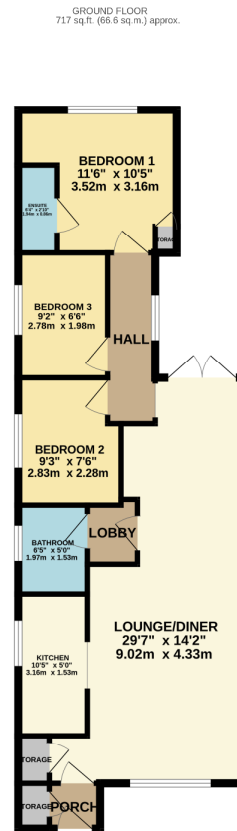


EXTERIOR.

The **REAR GARDEN** measures approximately 60ft (18.29m) commencing with patio area leading to garden. Laid to lawn. Fencing to all boundaries. Further decking area to rear of garden. Gate providing access to front.



The **FRONT** has shingled driveway providing off street parking. Lawn area. Pathway providing access to front door.



TOTAL FLOOR AREA: 717 sq.ft. (66.6 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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