

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Plumberow Avenue, Hockley, SS5 5NZ



Guide Price £400,000-£425,000

Situated in a popular location is this four bedroom semi detached family home which has been recently renovated with modern fitted kitchen and bathroom. With rear garden measuring approximately 50ft, own driveway providing off street parking and integral garage. Within very close walking distance to Plumberow Primary Academy, Greensward Sixth Form Academy, local shops and railway station.

NO ONWARD CHAIN.

Council Tax Band: C. EPC Rating: D.

Viewing advised. Our Ref: 19592.

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Accommodation comprises:

Entrance via obscure double glazed entrance door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation. Radiator. Wood effect flooring. Plastered ceiling. Oak doors to all ground floor rooms.



KITCHEN 10' 7" x 10' 5" (3.23m x 3.18m)

Double glazed window to front aspect. A comprehensive range of modern base and eye level units incorporating wood work effect with sink drainer unit. Integrated eye level electric oven. Electric hob with stainless steel extractor above. Integrated appliances. Tiled splash backs. Radiator. Wood effect flooring. Plastered ceiling.



GROUND FLOOR WC

Obscure double glazed window to side aspect. A two piece suite comprising wall mounted wash hand basin and close coupled wc.

LOUNGE/DINER 19' 4" x 11' 1" (5.89m x 3.38m)

Double glazed French doors providing access to rear garden. Radiators. Wood effect flooring. Coving to plastered ceiling.



FIRST FLOOR LANDING

Airing cupboard.



BEDROOM ONE 11' 6" x 9' 11" (3.51m x 3.02m)

Double glazed window to rear aspect. Radiator. Textured ceiling.



BEDROOM FOUR 8' 11" x 8' 11" (2.72m x 2.72m)

Double glazed window to front aspect. Radiator. Textured ceiling.



BEDROOM TWO 11' 6" x 9' 5" (3.51m x 2.87m)

Double glazed window to rear aspect. Radiator. Textured ceiling.



BATHROOM

Obscure double glazed window to side aspect. A three piece suite comprising panelled bath with shower over and bi folding shower door, inset wash hand basin with high gloss vanity storage below and back to wall wc. Heated towel radiator. Tiled wood effect flooring. Tiled walls.



BEDROOM THREE 10' 6" x 8' 11" (3.2m x 2.72m)

Double glazed window to front aspect. Radiator. Textured ceiling.

EXTERIOR.

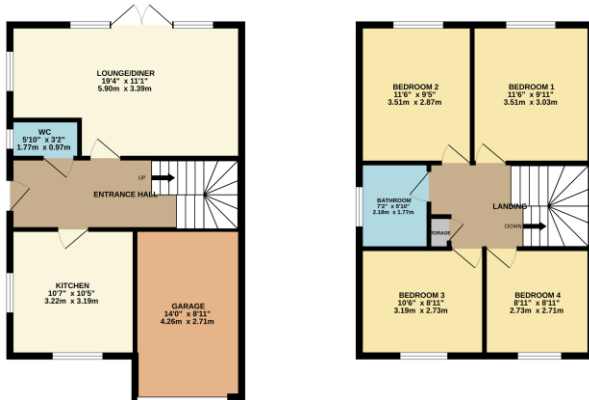
The **MATURE REAR GARDEN** measures approximately **50ft (15.24m)** commencing with patio area leading to garden. Laid to lawn. A selection of flower and shrub borders. Gate providing access to front.



The **FRONT** has own driveway providing off street parking leading to **INTEGRAL GARAGE** with up and over door. Boiler. Lawn area.

GROUND FLOOR
550 sq.ft. (50.5 sq.m.) approx.

1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA: 1100 sq.ft. (102.2 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floor plan, measurements of area, volume, volume or any other items are approximate and no responsibility is taken for any error, omission or misstatement. The floor plan is provided for information only and should not be used as a basis for any legal proceedings. The floor plan is provided for information only and should not be used as a basis for any legal proceedings. The floor plan is provided for information only and should not be used as a basis for any legal proceedings. The floor plan is provided for information only and should not be used as a basis for any legal proceedings.

Consumer Protection from Unfair Trading Regulations 2008.

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