

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Rosslyn Close, Hockley, SS5 5BP



£425,000

Situated in a much sought after position is this substantial three bedroom semi detached chalet. Having been maintained by the current vendors to a very high specification throughout with two reception rooms, modern fitted kitchen/breakfast room, recently landscaped rear garden and own driveway providing off street parking for several vehicles.

Within very close walking distance to Plumberow Primary Academy, Greensward Sixth Form Academy as well as local shops and railway station.

Council Tax Band: C. EPC Rating: TBC.

Viewing advised. Our Ref: 19010.

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

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Accommodation comprises:

Entrance via double glazed French doors providing access to entrance porch.

#### ENTRANCE PORCH

Tiled flooring. Plastered ceiling. Double glazed entrance door providing access to entrance hall.

#### SPACIOUS ENTRANCE HALL 10' 11" x 10' 11" (3.33m x 3.33m)

Stairs to first floor accommodation. Full height storage cupboard. Radiator. Wood effect flooring. Coving to plastered ceiling.



#### DINING ROOM 11' 3" x 9' 3" (3.43m x 2.82m)

Double glazed window to front aspect. Radiator. Coving to plastered ceiling.



#### LOUNGE 17' 2" x 12' 1" (5.23m x 3.68m)

Double glazed patio doors providing access to rear garden. Radiators. Coving to plastered ceiling.



**KITCHEN/BREAKFAST ROOM 18' 9" x 18' 4" (5.72m x 5.59m)**

Double glazed windows to rear aspect. Double glazed door providing access to rear garden. A comprehensive range of base and eye level units incorporating wood effect roll top work surface with inset sink drainer unit. Tiled splash backs. Space for freestanding cooker. Space and plumbing for appliances. Wall mounted boiler. Walk in storage cupboard. Radiator. Laminate flooring. Coving to textured ceiling.

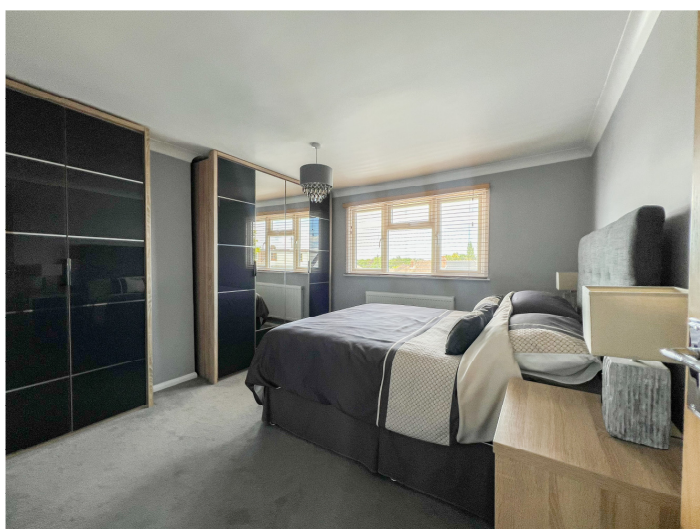


**FIRST FLOOR LANDING**

Obscure double glazed window to side aspect.

**BEDROOM ONE 12' 1" x 11' 7" (3.68m x 3.53m)**

Double glazed window to rear aspect. Access to eaves storage cupboard. Radiator. Coving to plastered ceiling.



**BEDROOM TWO 10' 7" x 9' 3" (3.23m x 2.82m)**

Double glazed window to front aspect. Radiator. Coving to plastered ceiling.



**BEDROOM THREE 8' 2" x 7' 1" (2.49m x 2.16m)**

Double glazed window to front aspect. Radiator. Coving to plastered ceiling.



## BATHROOM

Obscure double glazed window to side aspect. A three piece suite comprising bath with shower screen and electric shower over, pedestal wash hand basin and close coupled wc. Radiator. Airing cupboard. Tiled walls. Tiled flooring.



## EXTERIOR.

### A RECENTLY LANDSCAPED REAR GARDEN

commencing with patio area leading to garden. Laid to lawn. A further decked area to rear of garden providing perfect outdoor seating space. **LARGE CABIN/SUMMERHOUSE** with power and lighting - perfect for outdoor office/gym/workshop. Door to office.



**A TWO ROOM OFFICE (FORMERLY GARAGE) 7' 9" x 7' 7" (2.36m x 2.31m)** Power and lighting. Door to further room. Electric roller door to front.



The **FRONT** has a large, paved driveway providing off street parking for several vehicles.

### Agents Note:

The vendors advise that the property has the benefit of cavity wall insulation and the loft is boarded.



### 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.