

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Walnut Cottage, 3 Etheldore Avenue, Hockley, SS5 5PA



£650,000

On the popular Countryside Development is this four bedroom detached bungalow on a plot measuring approximately 100ft wide with two reception rooms, four good size bedrooms, spacious in and out driveway leading to double garage.

Council Tax Band: F. EPC Rating: TBC.

Viewing highly recommended. Our Ref: 19595.

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Accommodation comprises:

Entrance via composite entrance door to entrance hall.

ENTRANCE HALL

Large storage cupboard. Radiator. Coving to plastered ceiling. Access to loft which is boarded (no light or ladder).



LOUNGE 22' 11" x 13' 10" (6.99m x 4.22m)

uPVC double glazed lead light bay window to front aspect with shelf. Brick built fireplace with electric fire. Two radiators. Coving to plastered ceiling. French doors leading to dining room.



DINING ROOM 12' x 10' 3" (3.66m x 3.12m)

uPVC double glazed patio doors providing access to rear garden. Radiator. Door to kitchen.



KITCHEN 10' 11" x 10' 3" (3.33m x 3.12m)

uPVC double glazed lead light window to rear aspect. A comprehensive range of base and eye level units incorporating work surface with double inset sink drainer unit with mixer tap. Tiled splash backs. Double oven. Hob with extractor fan above. Integrated fridge. Radiator. Vinyl flooring. Opening to utility room.



UTILITY ROOM 6' 11" x 6' 3" (2.11m x 1.91m)

uPVC double glazed lead light window to rear aspect. uPVC double glazed door providing access to rear garden. Base level units incorporating work surface with sink drainer unit.



SHOWER ROOM 9' 11" x 7' 2" (3.02m x 2.18m)

uPVC obscure double glazed lead light window to rear aspect. A three piece suite comprising shower, wash hand basin with vanity storage below and close coupled wc. Radiator. Tiled walls. Vinyl flooring.



BEDROOM ONE 15' 7" x 11' 5" (4.75m x 3.48m)

uPVC double glazed lead light window to front aspect. Built in wardrobe. Coving to plastered ceiling. Radiator.



BEDROOM TWO 11' 5" x 8' 1" (3.48m x 2.46m)

uPVC double glazed lead light window front aspect. Built in wardrobe. Radiator.



BEDROOM THREE 9' 11" x 7' 10" (3.02m x 2.39m)

uPVC double glazed lead light window to rear aspect. Radiator.



BEDROOM FOUR 9' 11" x 7' 4" (3.02m x 2.24m)

uPVC double glazed lead light window to rear aspect. Built in wardrobe. Radiator. Coving to plastered ceiling.



EXTERIOR.

The **REAR GARDEN** is approximately 100ft (30.48m) wide and max 50ft (15.24m) deep and wraps around the side of the property. Commences with concrete paving to paving slabs. Laid to lawn. Water feature. Patio area to corner. Gate providing access to front.



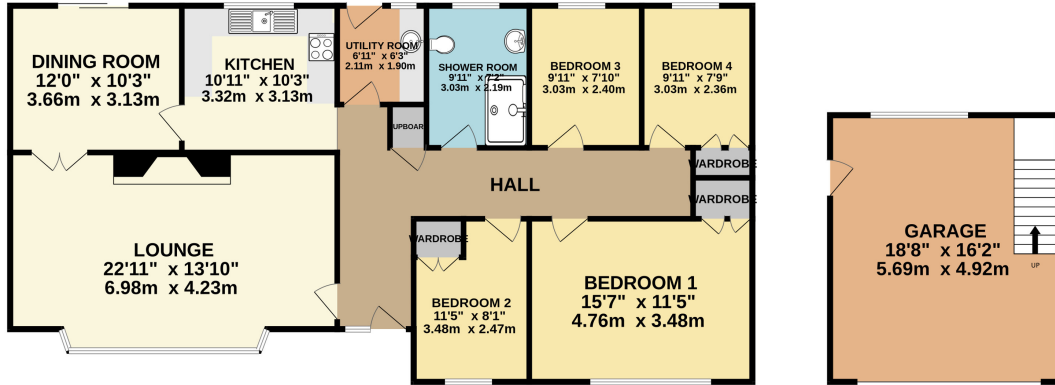
The **FRONT** has an in and out driveway providing off street parking leading to garage.



DOUBLE GARAGE 18' 8" x 16' 2" (5.69m x 4.93m) with electric up and over door. uPVC double glazed lead light window to rear aspect. Door to side. Ideal combination boiler. Meters. Power and lighting. Stairs leading to storage area.



GROUND FLOOR
1568 sq.ft. (145.7 sq.m.) approx.



TOTAL FLOOR AREA: 1568 sq.ft. (145.7 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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