

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Willow Walk, Hockley, SS5 5DQ



£350,000

Situated on the popular Broadlands development is this two/three bedroom, bay fronted semi-detached bungalow requiring modernisation throughout and benefiting from having potential to extend to both rear and first floor, a rear garden measuring approximately 50ft, own driveway to the front providing off-street parking. Walking distance to local schools, shops and mainline railway station.

**NO ONWARD CHAIN.**

Council Tax Band: C. EPC rating: tbc.

Our Ref 19478

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

[sales@wdhockley.com](mailto:sales@wdhockley.com) | [sales@wdbenfleet.com](mailto:sales@wdbenfleet.com) | [lettings@wdlets.com](mailto:lettings@wdlets.com)  
01702 200666 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)





Entrance via double glazed entrance door to

#### **ENTRANCE HALL**

Storage cupboard housing boiler. Radiator.

#### **BEDROOM ONE 13' 10" x 10' 10" (4.22m x 3.3m)**

Double glazed bay window to the front aspect. Coving to textured ceiling. Radiator.



#### **BEDROOM TWO 13' x 9' 11" (3.96m x 3.02m)**

Double glazed window to the front aspect. Fitted wardrobes to one wall. Textured ceiling. Radiator.



#### **LOUNGE 13' 10" x 12' 2" (4.22m x 3.71m)**

Fireplace. Coving to textured ceiling. Radiator. Door to Bedroom Three. Open plan through to Conservatory.

#### **BEDROOM THREE 11' x 7' 3" (3.35m x 2.21m)**

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



#### **CONSERVATORY 11' 3" x 11' (3.43m x 3.35m)**

Double glazed windows. Two double glazed doors providing access to rear garden. Wood effect flooring. Open through to Kitchen.



#### **KITCHEN 9' 7" x 6' (2.92m x 1.83m)**

Base and eye level units. Inset stainless steel sink drainer unit. Tiled splash backs. Space for appliances. Tiled effect flooring.

### SHOWER ROOM

Obscure double glazed window to the rear aspect. WC with low level cistern. Pedestal wash hand basin. Fully tiled shower cubicle with electric shower. Part tiled walls. Chrome heated towel radiator.



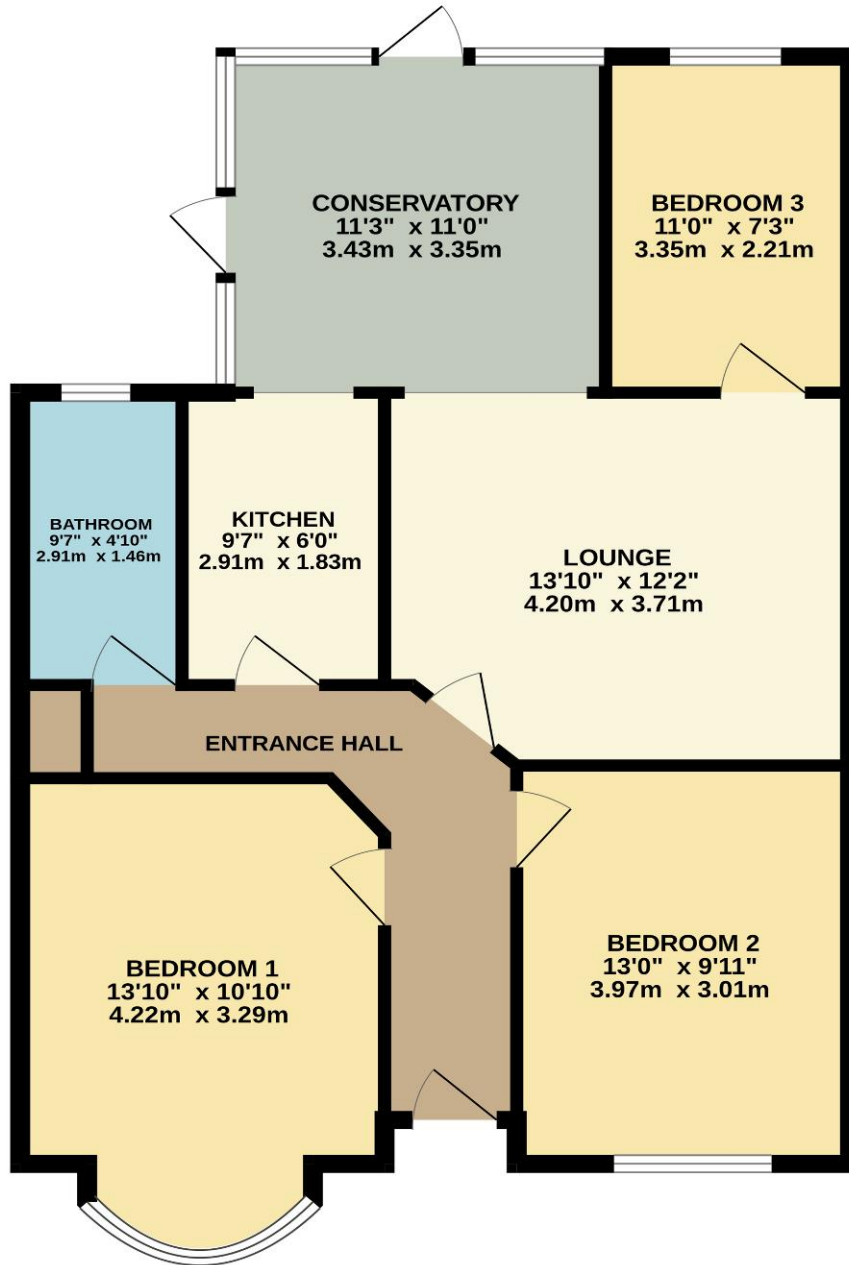
### EXTERIOR

The **REAR GARDEN** measures approximately 50' (15.24m) and commences with patio leading to laid lawn. Side gate providing access to the front.



The **FRONT** has own block paved driveway providing off-street parking with shares access to the side.

GROUND FLOOR  
833 sq.ft. (77.4 sq.m.) approx.



TOTAL FLOOR AREA : 833 sq.ft. (77.4 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.