

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## 1 Clayspring Close, Hockley, SS5 5AW



£375,000

OFFERED WITH NO ONWARD CHAIN

Situated in a popular location within Hockley is this two bedroom semi detached bungalow with a spacious lounge/dining room. Having an east facing rear garden measuring approx 60ft, own driveway and garage.

Council Tax Band: C. EPC Rating: TBC.

Our Ref: 19722.

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

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Accommodation comprises:

Entrance via uPVC double glazed door to entrance lobby.

#### ENTRANCE LOBBY

uPVC double glazed windows to side aspect. Laminate flooring. Door to entrance hall.

#### ENTRANCE HALL

Doors to lounge, kitchen, both bedrooms and shower room. Wood effect laminate flooring. Coving to plastered ceiling. Access to loft.



#### LOUNGE 15' x 11' 11" (4.57m x 3.63m)

Electric fire. Serving hatch to kitchen. Radiator. Continuation of wood effect laminate flooring. Coving to plastered ceiling. Open into dining area.



#### DINING AREA 12' 9" x 10' 5" (3.89m x 3.18m)

uPVC double glazed lead light bay window to rear and side aspects. uPVC double glazed door providing access to rear garden. Radiator. Continuation of wood effect laminate flooring.



**KITCHEN 11' 11" x 8' 8" (3.63m x 2.64m)**

uPVC double glazed windows to rear aspect. uPVC double glazed door providing access to rear garden. A range of base and eye level units incorporating roll edge work surface with inset stainless steel sink drainer unit. Gas oven and hob. Space for fridge freezer. Boiler. Radiator. Tiled flooring. Plastered ceiling with inset downlights.



**BEDROOM ONE 13' 8" x 10' 8" (4.17m x 3.25m)**

uPVC double glazed bay window to front aspect. Built in wardrobes. Radiator. Coving to plastered ceiling.



**BEDROOM TWO 13' 7" x 9' 7" (4.14m x 2.92m)**

uPVC double glazed bay window to front aspect. Built in wardrobes. Radiator. Coving to plastered ceiling.



**SHOWER ROOM**

uPVC double glazed window to side aspect. A three piece suite comprising shower, inset sink with vanity storage below and close coupled wc. Tiled surrounds. Heated towel rail. Vinyl flooring.



## EXTERIOR.

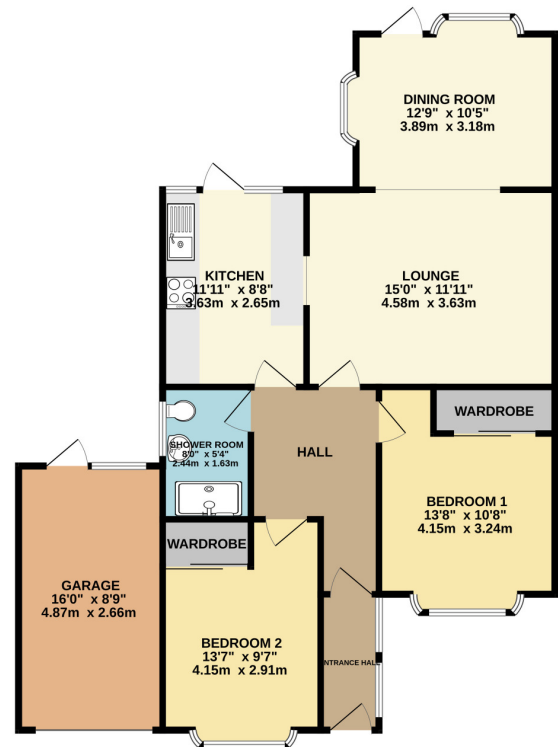
The **REAR GARDEN** is east facing and measures approximately 60ft (18.29m) commencing with stone patio with pathway leading to the rear of the garden. Laid to lawn. Shrubs to side. Door to garage.



**GARAGE 16' x 8' 9" (4.88m x 2.67m)** with up and over doors. Housing meters.

The **FRONT** has block paving providing off street parking leading to garage. Pathway to front door. Laid to lawn. Small boundary wall to front.

GROUND FLOOR  
960 sq.ft. (89.2 sq.m.) approx.



TOTAL FLOOR AREA: 960 sq.ft. (89.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan compiled 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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