

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

25 Meadow Way, Hockley, SS5 4AX



£375,000

Situated in the heart of Hockley within a short stroll of the High Street and in a quiet cul de sac is this substantial three bedroom semi detached chalet. Offering good size versatile living accommodation in the region of 1,300 square feet with own driveway providing off street parking for several vehicles, secluded rear garden and detached garage.

Council Tax Band: C. EPC Rating: TBC.

Viewing highly recommended. Our Ref: 19711.

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Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance hall.

ENTRANCE HALL

Under stairs storage cupboard. Radiator. Textured ceiling.



GROUND FLOOR BATHROOM

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



SITTING ROOM 13' 6" x 13' 5" (4.11m x 4.09m)

Double glazed window to front aspect. Radiator. Textured ceiling. Open plan through to further sitting room.



SITTING ROOM 10' 10" x 10' 1" (3.3m x 3.07m)

Double glazed window to front and side aspects. Radiator. Textured ceiling.



LOUNGE 18' 4" x 15' 3" (5.59m x 4.65m)

Double glazed patio doors providing access to rear garden. Feature brick built fireplace. Radiator. Stairs to first floor accommodation. Textured ceiling. Open plan through to kitchen.



KITCHEN 10' 6" x 8' 4" (3.2m x 2.54m)

Double glazed window to side and rear aspects. Double glazed door providing access to rear garden. A comprehensive range of base and eye level units incorporating roll top work surface with one and a half inset sink drainer unit. Tiled splash backs. Integrated twin electric oven. Gas hob and extractor above. Wall mounted boiler. Space and plumbing for appliances. Tiled effect flooring.



FIRST FLOOR LANDING

Airing cupboard.

BEDROOM ONE 13' 11" x 10' 11" (4.24m x 3.33m)

Double glazed window to front and side aspects. Radiator. Textured ceiling.



BEDROOM TWO 10' 10" x 10' 7" (3.3m x 3.23m)

Double glazed window to front aspect. Radiator. Access to loft. Access to over stairs storage cupboard.



BEDROOM THREE 9' 2" x 6' 7" (2.79m x 2.01m)

Double glazed window to rear aspect. Built in wardrobes. Radiator. Textured ceiling.



SHOWER ROOM

Obscure double glazed window to rear aspect. A three piece modern suite comprising marble tiled corner shower cubicle with thermostatic shower, inset wash hand basin with chrome mixer tap and vanity storage below and back to wall wc. Heated towel radiator. Part marble tiled walls. Coving to plastered ceiling.

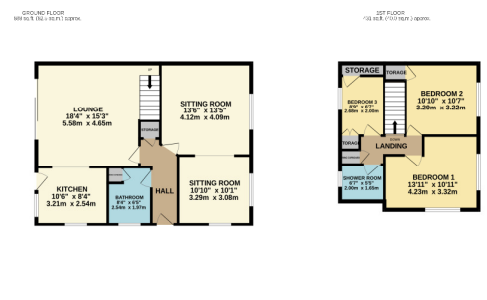


EXTERIOR.

The **REAR GARDEN** measures approximately 60ft (18.29m) commencing with patio area leading to garden. Beautifully laid to lawn with a mature selection of flower and shrub borders. Small step up to garden area to rear. Access to **DETACHED SINGLE GARAGE**. Gate providing access to front.



The **FRONT** has a substantial driveway providing off street parking for several vehicles. Beautifully laid to lawn with flower and shrub borders. Access to garage.



TOTAL FLOOR AREA: 1339 sq.m. (2225 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements are taken from the centre of the room and are not intended to be used for legal purposes. The vendor, agent and estate agent cannot be held responsible for any errors or omissions. Measurements are taken from the centre of the room.

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 show 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.