

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Aldermans Hill, Hockley, SS5 4RW



Guide Price £375,000 - £400,000

Situated close to Hockley Woods and The Bull Pub & Restaurant and within walking distance to local schools, shops and mainline railway station, is this spacious two/three bedroom semi-detached chalet offering versatile living accommodation to the ground floor with open plan kitchen/breakfast room, large lounge/diner, shower room and split bedrooms, further bedroom and bathroom to first floor with large eaves storage room which could be converted to create additional bedroom. Secluded rear garden and own driveway providing off-street garage leading to detached garage.

**NO ONWARD CHAIN.**

Council Tax Band:D. EPC Rating:tbc.

Ref 17048

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Entrance via double glazed entrance door to **ENTRANCE PORCH**

Glazed French doors to

### **ENTRANCE HALL**

Stairs to first floor accommodation. Under stairs storage. Textured ceiling. Radiator.



### **LOUNGE/DINER 21' 5" x 14' 8" (6.53m x 4.47m)**

Double glazed box bay window to the front aspect. Double glazed window to the side aspect. Feature brick built fireplace. Coving to ceiling. Radiator.



### **L-SHAPED KITCHEN/BREAKFAST ROOM 19' 3" max x 15' 5" max (5.87m x 4.7m)**

Double glazed windows to the side aspect. Double glazed window to the rear aspect. Double glazed door providing access to rear garden. Range of base and eye level units. Granite effect roll edge work surfaces. Inset one and half sink drainer unit. Tiled splash backs. Space for free standing cooker with tiled splash back. Space for appliances. Space for table and chairs. Wall mounted boiler. Wood effect flooring. Radiators.



### GROUND FLOOR BEDROOM (SPLIT IN TWO SECTIONS)

**First Section - 10' 7" x 9' 10" (3.23m x 3m)**

Plastered ceiling. Radiator. Open through to



**Second Section - 10' 7" x 9' 6" (3.23m x 2.9m)**

Double glazed window to the rear aspect. Double glazed door providing access to the rear garden. Plastered ceiling. Radiator.



### GROUND FLOOR SHOWER ROOM

Obscure double glazed window to the side aspect. WC with low level cistern. Pedestal wash hand basin. Fully tiled corner shower cubicle with electric shower. Tiled effect flooring. Tiled walls. Radiator.



### FIRST FLOOR ACCOMMODATION

#### LANDING

Large storage cupboard.

#### BEDROOM 10' 7" x 9' 10" (3.23m x 3m)

Two double glazed windows to the rear aspect. Mirror fronted sliding doors providing access to larger than average storage room/walk-in wardrobe 9' 3" x 5' 8" (2.82m x 1.73m). (This could easily be converted to create proper walk-in dressing room or en suite).



### BATHROOM (RESTRICTED HEAD HEIGHT)

Velux window. WC with low level cistern. Inset wash hand basin with modern vanity storage below. Tiled surround bath with chrome mixer tap and shower attachment. Plastered ceiling with inset LED spot lights. Tiled flooring. Radiator. Door to



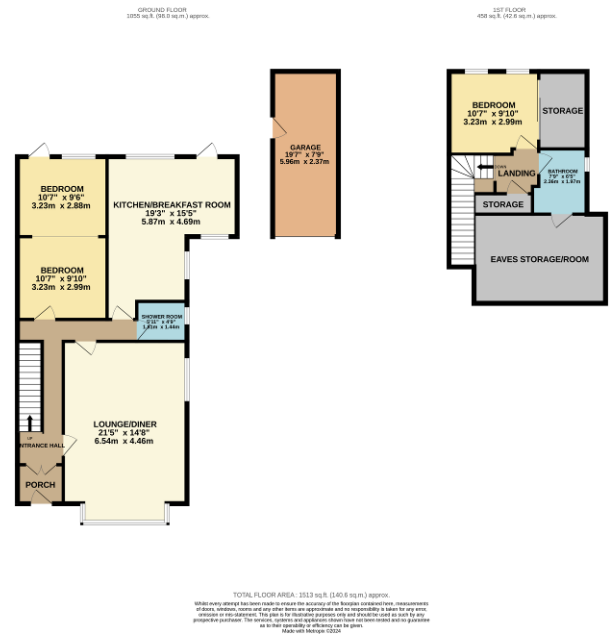
**LARGE EAVES STORAGE ROOM 10' 8" x 15' 7" (3.25m x 4.75m)** (This could easily be converted to create additional bedroom)

### EXTERIOR

The **SECLUDED REAR GARDEN** measuring approximately **40' (12.19m)** in depth and commences with patio leading to laid lawn. Selection of mature flowers, shrubs and trees. Spacious side access to side patio, with gate to the front and **DETACHED GARAGE 19' 7" x 7' 9" (5.97m x 2.36m)** with Up & Over door to the front, personal door to rear garden.



The **FRONT** has large own driveway providing off-street parking for at least two vehicles.



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.