

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Oak Walk, Hockley, SS5 5AR



**Guide Price:  
£350,000 - £375,000**

Situated in a popular location, within very close walking distance to Plumberow Primary Academy, shops and mainline railway station with links to London, Liverpool Street, is this immaculate recently refurbished two bedroom semi detached bungalow. Offering modern accommodation with recently fitted kitchen/breakfast room, recently fitted luxury bathroom, recently landscaped rear garden measuring approximately 100ft and own driveway providing off street parking for several vehicles. Planning permission has been approved for further extension to rear and first floor to create three further bedrooms to first floor together with a secondary bathroom.

Viewing highly recommended. Council Tax Band: C.  
EPC Rating: TBC. Our Ref: 20011.

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Accommodation comprises:

Entrance via uPVC glazed entrance door to open plan entrance hall.

#### OPEN PLAN ENTRANCE HALL AREA

Tiled flooring with under floor heating. Plastered ceiling with inset LED spotlighting. Access to loft. Open plan through to kitchen/breakfast room.



#### KITCHEN/BREAKFAST ROOM (RECENTLY FITTED) 9' 9" x 7' 11" (2.97m x 2.41m)

A comprehensive range of modern Shaker style base and eye level units incorporating marble effect quartz work surface with inset butler sink and chrome mixer tap. Space for freestanding Range cooker. Integrated appliances. Space and housing for fridge freezer. Plastered ceiling with inset LED spotlighting. Door through to utility/conservatory.



#### UTILITY/CONSERVATORY 11' 5" x 6' 4" (3.48m x 1.93m)

Double glazed French doors providing access to rear garden. Modern shaker style base level units matching the kitchen units incorporating marble effect quartz work surface and complimentary upstand. Plastered ceiling with inset LED spotlighting. Integrated appliances. Tiled flooring.



#### LOUNGE 16' 3" x 12' 1" (4.95m x 3.68m)

Double glazed bay window to front aspect. Two half moon lead light feature windows to side aspect. Feature fireplace with oak hearth and inset log burner. Wood effect flooring. Plastered ceiling with inset LED spotlighting.



### BEDROOM ONE 11' 8" x 9' 10" (3.56m x 3m)

Double glazed window to front aspect. Plastered ceiling with inset LED spotlighting.



### BEDROOM TWO 10' 6" x 6' 2" (3.2m x 1.88m)

Double glazed window to rear aspect. Plastered ceiling with inset LED spotlighting.



### LUXURY BATHROOM (RECENTLY FITTED)

Obscure double glazed window to rear aspect. A four piece suite comprising space saver bath with chrome mixer taps and shower attachment, wall mounted wash hand basin with chrome mixer tap, tiled shower cubicle with thermostatic shower and close coupled wc. Part tiled walls with feature brick tiled design. Plastered ceiling with inset LED spotlighting. Tiled flooring with under floor heating.



### EXTERIOR.

The REAR GARDEN measures approximately 100ft (30.48m) deep commencing with recently laid patio area with sleeper borders. Steps up to garden. Laid to lawn. Fencing to all boundaries. Door to garage. Gate providing access to front.





The **FRONT** has own driveway providing off street parking for several vehicles leading to **DETACHED GARAGE** with up and over door.

**Agents Note:**

*Under floor heating throughout the property.*

*Planning permission has been approved for a hip to gable roof conversion with front and rear dormers and erect single storey rear extension. Application reference: 24/00448/FUL on Rochford District Council Planning portal.*

GROUND FLOOR  
784 sq.ft. (72.8 sq.m.) approx.



TOTAL FLOOR AREA: 784 sq.ft. (72.8 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floor plan, measurements of floor, ceiling, height and area given herein are approximate and no responsibility is taken for any error or omission in the document. This plan is for illustrative purposes only and should not be used as such for any proprietary purposes. The architect, surveyor and appliances shown have not been inspected or guaranteed by a local authority or building control officer.  
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