

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Cornhill Avenue, Hockley, SS5 5BZ



£400,000

Situated in a quiet popular location very close to Plumberow Primary Academy, Greensward Sixth Form Academy, shops and walking distance to Hockley mainline railway station is this immaculate three double bedroom semi detached chalet. Having been improved by the current vendors with modern fitted kitchen with open plan breakfast room, luxury ground floor bathroom, secluded rear garden, own driveway providing off street parking and double length detached garage.

Viewing highly recommended. Council Tax Band: C.
EPC Rating: E. Our Ref: 20065.

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

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com



Accommodation comprises:

Entrance via composite entrance door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation. Radiator. Wood effect flooring. Plastered ceiling.



LOUNGE 14' 11" x 11' 9" (4.55m x 3.58m)

Double glazed bay window to front aspect. Radiators. Wood effect flooring. Plastered ceiling.



KITCHEN/BREAKFAST ROOM



BREAKFAST AREA 14' 2" x 7' 10" (4.32m x 2.39m)

Double glazed window to side aspect. Base level units with space under for appliances. Full height storage cupboard. Radiator. Tile effect flooring. Plastered ceiling with inset LED spot lighting. Open plan through to kitchen.



KITCHEN AREA 9' 5" x 7' 7" (2.87m x 2.31m)

Double glazed window to rear aspect. Double glazed doors providing access to rear garden. A range of base and eye level units incorporating work surface with inset stainless steel sink drainer unit. Space and plumbing for appliances. Feature brick tiled splash backs. Space for freestanding Range cooker with stainless steel extractor chimney above and brick tiled feature splash back. Plastered ceiling with inset LED spotlighting. Tiled flooring.



GROUND FLOOR STUDY AREA 10' 6" x 7' (3.2m x 2.13m)

LUXURY FITTED BATHROOM

Obscure double glazed window to rear aspect. A three piece suite comprising panelled bath with thermostatic shower over with waterfall shower head, table top wash hand basin with chrome mixer tap and Shaker style vanity storage below and back to wall wc. Heated towel radiator. Wood effect tiled flooring. Part brick tiled feature walls. Plastered ceiling. Extractor fan.



GROUND FLOOR BEDROOM ONE 11' 1" x 9' 6" (3.38m x 2.9m)

Double glazed window to front aspect. Radiator. Wood flooring. Plastered ceiling.



FIRST FLOOR LANDING

BEDROOM TWO 10' 1" x 9' 6" (3.07m x 2.9m)

Double glazed window to rear aspect. Eaves storage cupboard. Radiator. Plastered ceiling.



BEDROOM THREE 9' 2" x 6' 9" (2.79m x 2.06m)

Double glazed window to front aspect. Radiator. Plastered ceiling.



EXTERIOR.

A **SECLUDED REAR GARDEN** commencing with decking area leading to garden. Laid to lawn with sleeper borders. Door to garage. Gate providing access to front.



The **FRONT** has own driveway providing off street parking for several vehicles leading to **DETACHED DOUBLE LENGTH GARAGE** with double opening doors.



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.