

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Bullwood Approach, Hockley, SS5 4RR



Guide Price £475,000 - £500,000

Situated in one of Hockley's most desirable locations, within a very short stroll to Hockley Woods and local amenities, is this two bedroom detached bungalow. Offering versatile living accommodation with secluded rear garden, own driveway providing off street parking and integral garage.

Properties in this location are rarely available and a viewing is highly recommended.

Council Tax Band: D. EPC Rating: D. Our Ref: 15038.

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Accommodation comprises:

Entrance via uPVC side entrance door to entrance hall.

SPACIOUS ENTRANCE HALL

Large walk in airing cupboard. Radiator. Coving to ceiling.



BEDROOM ONE 12' 3" x 10' 8" (3.73m x 3.25m)

Double glazed window to front aspect. Fitted wardrobes with mirror fronted sliding doors to one wall. Radiator. Coving to textured ceiling.



BEDROOM TWO 11' 8" x 8' 6" (3.56m x 2.59m)

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



WET ROOM

Two obscure double glazed windows to side aspect. A three piece suite comprising walk in wet room area with electric shower, inset wash hand basin with chrome mixer taps and vanity storage below and close coupled wc. Heated towel radiator. Tiled walls.



LOUNGE 18' 9" x 12' 3" (5.72m x 3.73m)

Double glazed patio doors providing access to rear garden. Feature fireplace. Coving to textured ceiling. Door to kitchen.



KITCHEN 14' 4" x 8' 4" (4.37m x 2.54m)

Double glazed window to front and rear aspects. Obscure double glazed door providing access to rear garden. A range of base and eye level units incorporating roll top work surface with one and a half stainless steel sink drainer unit. Integrated electric oven with gas hob and extractor above. Breakfast bar. Space and plumbing for appliances. Tiled splash backs. Tile effect flooring. Coving to ceiling.



EXTERIOR.

A **SECLUDED REAR GARDEN** commencing with patio area leading to garden. Laid to lawn with a selection of mature flower and shrub borders. Shed to remain.



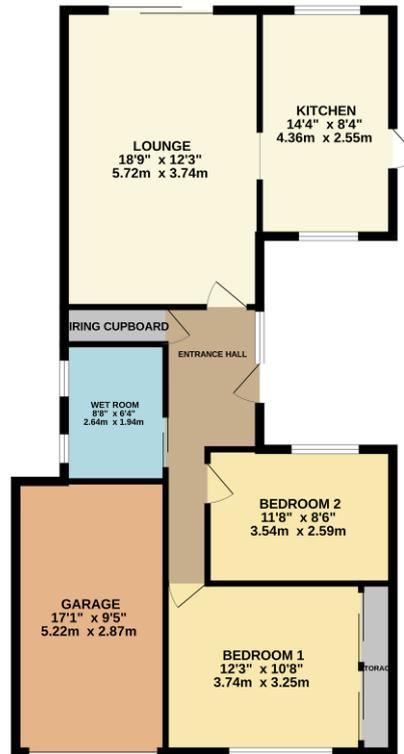
Spacious enclosed sideways providing a perfect outdoor seating area. Gate providing access to front.



The **FRONT** has driveway providing off street parking for at least two vehicles leading to **INTEGRAL GARAGE** with up and over door.



GROUND FLOOR
907 sq.ft. (84.3 sq.m.) approx.



TOTAL FLOOR AREA : 907 sq.ft. (84.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained 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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