

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Orchard Avenue, Hockley, SS5 5BA



Guide Price: £400,000

Situated in the heart of Hockley, within very close walking distance to mainline railway station, local shops, Plumberow Primary and Hockley Mount, is this spacious extended three/four bedroom semi detached home which has been extended to the ground floor offering versatile living accommodation. Externally there is a large driveway providing off street parking for several vehicles, detached garage and secluded rear garden.

NO ONWARD CHAIN. Viewing advised. Council Tax Band: D.

EPC Rating: TBV. Our Ref: 20109.

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 double patio doors to entrance porch.

LARGE ENTRANCE PORCH

Hardwood glazed door to entrance hall.

ENTRANCE HALL

Double glazed window to side aspect. Stairs to first floor accommodation. Radiator. Coving to ceiling.



GROUND FLOOR WC

Double glazed window to side aspect. Close coupled wc.



SITTING ROOM/BEDROOM FOUR 15' 7" x 11' (4.75m x 3.35m)

Double glazed window to front aspect. Feature fireplace. Radiator. Coving to textured ceiling.



LOUNGE 20' 11" x 10' 9" max (6.38m x 3.28m)

Double glazed windows to side aspect. Double glazed patio doors providing access to rear garden. Feature brick built fireplace with inset fire. Radiator.



KITCHEN 12' 2" x 12' (3.71m x 3.66m)

A comprehensive range of base and eye level units incorporating roll top work surface with inset sink drainer unit. Integrated eye level electric oven. Separate gas hob with extractor hood above. Space and plumbing for appliances. Tiled effect flooring. Tiled splash backs. Under stairs full height larder cupboard. Open plan through to dining area.



DINING AREA

Double glazed window to rear aspect. Double glazed door providing access to rear garden. Base level units. Radiator. Wood effect flooring. Coving to plastered ceiling.



FIRST FLOOR LANDING

BEDROOM ONE 15' 7" x 11' (4.75m x 3.35m)

Double glazed window to front aspect. Fitted wardrobes to one wall. Radiator. Textured ceiling.



BEDROOM TWO 10' 1" x 9' 2" (3.07m x 2.79m)

Double glazed window to rear aspect. Radiator. Textured ceiling.



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

Double glazed window to rear aspect. Radiator. Textured ceiling.



BATHROOM

Obscure double glazed window to side aspect. A three piece suite comprising panelled bath with full height glass shower screen and shower over, pedestal wash hand basin and close coupled wc. Part tiled walls.



EXTERIOR.

A SECLUDED REAR GARDEN commencing with block paved patio area with steps up to garden. Laid to lawn with beautifully mature flower and shrub borders. Door to **DETACHED GARAGE** with up and over door. Gates providing access to front.



The **FRONT** has own driveway providing off street parking for several vehicles leading to garage. Lawn area to front.

