

## 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.

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.

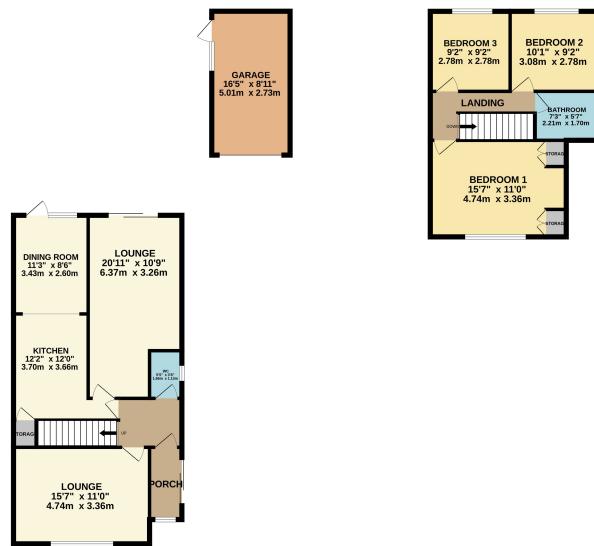
**A SECLUDED REAR GARDEN** commencing with block paved patio area with steps up to garden. Laid to lawn with beautifully mature flower and shrub borders. Door to **DETACHED GARAGE** with up and over door. Gates providing access to front.



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

GROUND FLOOR  
858 sq ft. (80.7 sq m.) approx.

1ST FLOOR  
455 sq ft. (42.2 sq m.) approx.



TOTAL FLOOR AREA: 1313 sq ft. (122.0 sq m.) approx.  
While every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. Prospective purchasers are advised to make their own arrangements to verify the dimensions and details of any room or item. The services, systems and appliances shown have not been tested and no guarantee is given in respect of their condition or performance. Prospective purchasers are advised to make their own arrangements to verify the condition and performance of any service, system or appliance. The vendor does not make any representation concerning the state of any property or any services or systems.

### 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 show 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.