

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Buckingham Road, Hockley, SS5 4UX



Offers in Excess of:
£400,000

Situated on the popular Betts Farm Development is this stunning three bedroom semi detached family home having been maintained to a very high specification throughout and offering open plan living accommodation to ground floor. With a recently landscaped rear garden measuring approx 65ft, own driveway providing off street parking for approx three vehicles and detached garage. Within very close walking distance to Hockley Primary School, local shops, railway station and Hockley Woods.

Council Tax Band: C. EPC Rating: E.

Viewing highly recommended. Our Ref: 18365.

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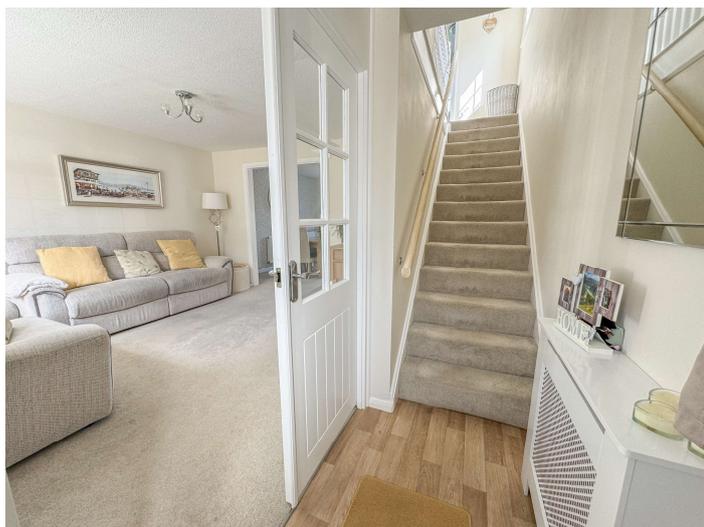


Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation. Radiator. Wood effect flooring. Plastered ceiling. French doors providing access to lounge.



LOUNGE 13' 3" x 12' 4" (4.04m x 3.76m)

Double glazed window to front aspect. Feature fireplace with log burner. Radiator. Under stairs storage cupboard. Plastered ceiling. Open plan through to dining room.



DINING ROOM 10' 9" x 7' 11" (3.28m x 2.41m)

Double glazed French doors providing access to rear garden. Radiator. Plastered ceiling. Door though to kitchen.



KITCHEN 10' 9" x 7' 10" (3.28m x 2.39m)

Double glazed window to side aspect. Double glazed door providing access to rear garden. A comprehensive range of Shaker style base and eye level units incorporating wood effect roll top work surface with inset sink drainer unit. Integrated double oven. Gas hob with extractor above. Space for fridge freezer. Space and plumbing for washing machine and dishwasher. Tiled splash backs. Wood effect flooring.



FIRST FLOOR LANDING

Double glazed window to side aspect. Access to loft.



BEDROOM ONE 13' 3" x 9' 2" (4.04m x 2.79m)

Double glazed window to front aspect. A range of fitted bedroom furniture including built in wardrobe. Radiator.



BEDROOM TWO 9' 2" x 8' 11" (2.79m x 2.72m)

Double glazed window to rear aspect. Built in wardrobe. Radiator.



BEDROOM THREE 9' 6" x 6' 7" (2.9m x 2.01m)

Double glazed window to front aspect. Over stairs storage cupboard. Radiator.



BATHROOM

Obscure double glazed window to rear aspect. A three piece suite comprising panelled bath with tiled surround and shower over, inset wash hand basin with chrome mixer taps and vanity storage below and close coupled wc. Heated towel radiator. Tiled flooring. Plastered ceiling.



EXTERIOR.

A RECENTLY LANDSCAPED REAR GARDEN measuring approximately 65ft (19.81m) commencing with paved patio area with steps down to garden. Laid to lawn. A selection of mature flower and shrub borders. Further patio/seating area to rear of garden. Door to garage.

DETACHED PITCHED ROOF GARAGE with power and lighting.



Gate providing access to front.

The **FRONT** has own driveway providing off street parking for approximately three vehicles with driveway leading to garage. Small lawn area to front.

GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.

1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 887 sq.ft. (82.4 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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