

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Plumberow Avenue, Hockley, SS5 5PL



Guide Price £450,000 - £475,000

Situated in a popular location, within close walking distance to mainline railway station, local shops, schools and picturesque walks around Hockley Mount, is this stunning two double bedroom detached bungalow, modernised by the current owner to a high specification and benefiting from having modern fitted kitchen, modern bathroom and en suite to master bedroom, large lounge/dining room, secluded rear garden and own block paved driveway providing off-street parking for several vehicles leading to integral garage.

NO ONWARD CHAIN.

Council Tax Band: D. EPC Rating: D.

Ref 20434

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Entrance via double glazed entrance door to

SPACIOUS ENTRANCE HALL

Two storage cupboards. Door to Garage. Coving to plastered ceiling. Radiators.



BEDROOM ONE 13' 9" x 10' 2" (4.19m x 3.1m)

Double glazed window to the front aspect. Fitted bedroom furniture. Coving to plastered ceiling. Radiator.



EN SUITE

WC with low level cistern. Inset wash hand basin with vanity storage below. Fully tiled shower cubicle. Marble tiled floor. Marble tiled walls. Plastered ceiling. Inset spot lights. Chrome towel radiator.



BEDROOM TWO 10' 11" x 9' 9" (3.33m x 2.97m)

Double glazed windows to the front aspect. Coving to plastered ceiling. Radiator.



BATHROOM

Obscure double glazed window to the side aspect. WC with concealed cistern. Inset wash hand basin with vanity storage below. Fully tiled walk-in shower enclosure with full height shower screen and Waterfall shower head. Marble tiled floor. Marble tiled walls. Coving to plastered ceiling. Inset spot lights. Towel radiator.



KITCHEN 12' 8" x 7' 7" (3.86m x 2.31m)

Double glazed window to the rear aspect. Double glazed door providing access to side. Comprehensive range of modern Shaker style base and eye level units. Wood effect work surfaces. Inset one and half stainless steel sink drainer unit. Integrated eye level electric oven. Electric hob with stainless steel extractor chimney over. Integrated wine cooler. Integrated dishwasher. Space for free standing fridge/freezer. Wood effect flooring. Coving to plastered ceiling. Inset spot lights.



LOUNGE/DINER 22' 10" x 13' 7" (6.96m x 4.14m)

Double glazed window to the rear aspect. Double glazed French doors providing access to rear garden. Feature fireplace. Coving to plastered ceiling. Radiators.



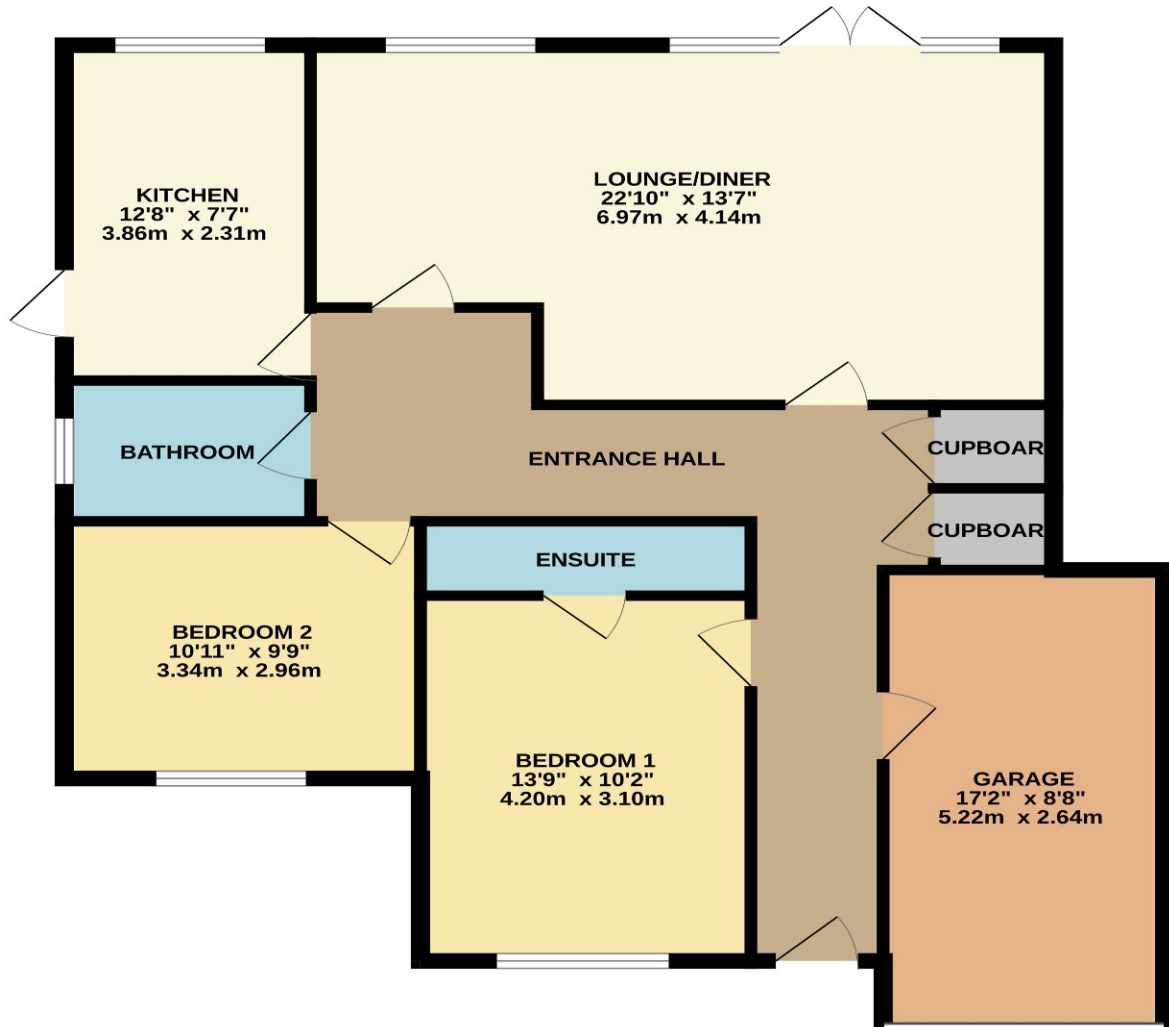
EXTERIOR

The **SECLUDED REAR GARDEN** commences with patio leading to laid lawn. Selection of mature flowers and shrubs. Fencing to all boundaries. Gates providing access to the front.



The **FRONT** has own block paved driveway providing off-street parking for several vehicles which in turn leads to **INTEGRAL GARAGE 17' 2" x 8' 8" (5.23m x 2.64m)** with electric roller door, power and lighting. Plumbing and space for washing machine and tumble dryer.

GROUND FLOOR
1048 sq.ft. (97.4 sq.m.) approx.



TOTAL FLOOR AREA : 1048 sq.ft. (97.4 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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