

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Southbourne Grove, Hockley, SS5 5EB



**Guide Price £450,000 - £475,000**

Situated on the Broadlands Development is this immaculate spacious semi detached property with open plan kitchen/breakfast room, luxury ground floor bathroom, first floor bathroom, four double bedrooms, secluded rear garden and own driveway providing off street parking for several vehicles. Within walking distance to local schools, shops and mainline railway station. **NO ONWARD CHAIN.** Viewing advised.

Council Tax Band: D. EPC Rating: D. Our Ref: 14278.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

[sales@wdhockley.com](mailto:sales@wdhockley.com) | [sales@wdbenfleet.com](mailto:sales@wdbenfleet.com) | [lettings@wdlets.com](mailto:lettings@wdlets.com)  
01702 200666 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)



Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance hall.

### ENTRANCE HALL

Stairs to first floor accommodation under stairs storage cupboard. Radiator. Solid wood flooring. Plastered ceiling with inset spotlighting.



### GROUND FLOOR BEDROOM ONE 14' 9" into bay x 10' 3" (4.5m x 3.12m)

Double glazed bay window with custom fitted shutters to front aspect. Radiator. Coving to plastered ceiling.



### GROUND FLOOR BEDROOM THREE 12' 5" x 7' 10" (3.78m x 2.39m)

Double glazed window with custom fitted shutters to front aspect. Full height walk in storage cupboard. Radiator. Coving to plastered ceiling.



#### BATHROOM 8' 10" x 6' 7" (2.69m x 2.01m)

Obscure double glazed window to rear aspect. A three piece suite comprising panelled bath with thermostatic shower over and glass shower screen, wall mounted wash hand basin with chrome mixer tap and close coupled wc. Heated towel radiator. Tiled walls. Complimentary tiled flooring. Plastered ceiling with inset spotlighting. Extractor.



#### L-SHAPED LOUNGE/DINER 23' 10" x 12' (7.26m x 3.66m)

##### LOUNGE AREA

Feature fireplace. Radiators. Plastered ceiling with inset LED spotlighting. Open plan through to dining area.



##### DINING AREA

Double glazed window to rear aspect. Radiator. Wood flooring. Plastered ceiling with inset LED spotlighting. Open plan through to kitchen.



#### KITCHEN 11' x 10' (3.35m x 3.05m)

Double glazed window to rear aspect. Double glazed door providing access to rear garden. A comprehensive range of modern Shaker style base and eye level units incorporating wood effect roll top work surface with a one and a half stainless steel sink drainer unit. Tiled splashbacks. Space for freestanding Range cooker with glass splashback and extractor above. Space for freestanding fridge/freezer. Space and plumbing for appliances. Tile effect flooring. Plastered ceiling with inset LED spotlighting.



## FIRST FLOOR LANDING

### BEDROOM TWO 15' 7" max x 9' 7" max (4.75m x 2.92m)

Double glazed window to rear aspect. Radiator. Plastered ceiling with inset LED spotlighting.



### BEDROOM FOUR 10' x 7' 10" (3.05m x 2.39m)

Double glazed window to front aspect. Radiator. Plastered ceiling with inset LED spotlighting.



## BATHROOM

A three piece suite comprising panelled bath with chrome taps, pedestal wash hand basin with chrome taps and close coupled wc. Radiator. Tiled walls. Contemporary tiled flooring. Plastered ceiling.



## EXTERIOR.

The **REAR GARDEN** measures approximately 50ft (15.24m) commencing with patio area leading to garden. Laid to artificial lawn with flower and shrub borders. Fencing to boundaries. **LARGE SUMMERHOUSE** with power and lighting. Providing perfect outdoor office/gym space. Gate providing access to front.

The **FRONT** has own block paved driveway providing off street parking for several vehicles.

