

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

9 Mey Walk, Hockley, SS5 4UG



Guide Price:
£275,000 - £285,000

Situated on the popular Betts Farm development, within close walking distance to local shops and mainline railway station with its links to London Liverpool Street, is this one bedroom semi-detached house, and benefiting from being beautifully presented and recently refurbished, with open plan lounge kitchen, sizable garden and allocated parking.

NO ONWARD CHAIN.

EPC Rating: C. Council Tax Band: B.
Ref 20351

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Entrance via double glazed French doors to

OPEN PLAN LOUNGE/KITCHEN

Lounge Area 13' x 12' (3.96m x 3.66m)

Double glazed full height window to the front aspect. Stairs to first floor accommodation. Wood effect Herringbone flooring. Plastered ceiling. Inset spot lights. Radiator.



Kitchen Area 13' x 6' 5" (3.96m x 1.96m)

Double glazed window to the front aspect. Double glazed window to the rear aspect. Range of modern high gloss base and eye level units. Wood effect roll edge work surfaces. Inset stainless steel sink drainer unit with chrome mixer tap. Integrated electric oven. Inset electric hob with extractor chimney above. Tiled splash backs. Space for appliances. Wood effect Herringbone flooring. Plastered ceiling. Inset spot lights.



FIRST FLOOR ACCOMMODATION

LANDING

Double glazed window to the side aspect. Built-in storage cupboard.

BEDROOM 12' 1" x 10' (3.68m x 3.05m)

Double glazed window to the front aspect. Built-in double door wardrobe. Plastered ceiling. Radiator.



BATHROOM

Obscure double glazed window to the front aspect. WC with low level cistern. Pedestal wash hand basin. P-shaped panelled bath with shower over and shower screen. Tiled floor. Tiled walls. Plastered ceiling. Spot lights. Extractor fan. Chrome towel radiator.



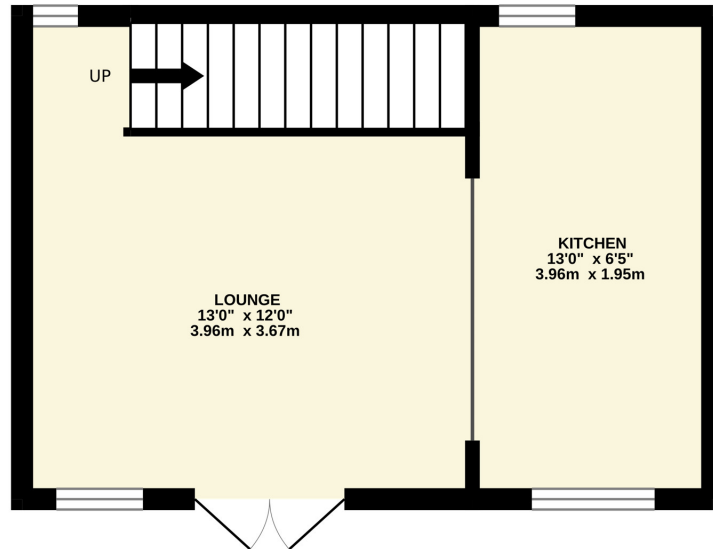
Gate providing access to communal walkway leading to communal parking.

EXTERIOR

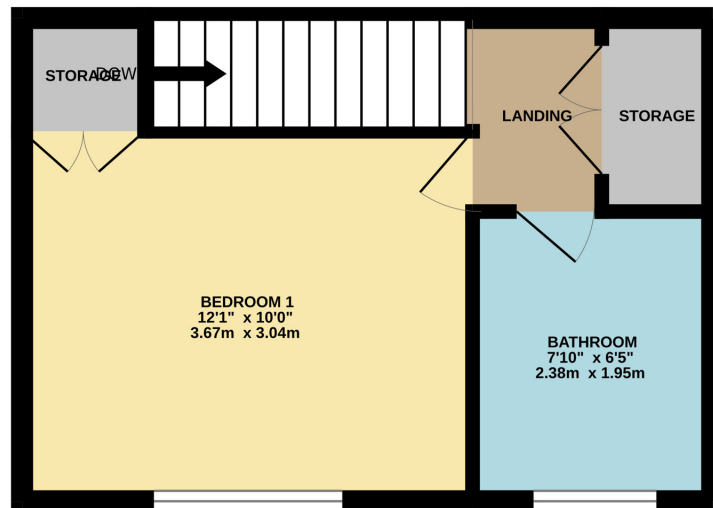
The **GARDEN** measures approximately 40ft (12.19m) and commences with patio leading to laid lawn. Selection of mature flowers trees and shrubs. Spacious side, which could lend itself for extension to the property, subject to planning.



GROUND FLOOR
240 sq.ft. (22.3 sq.m.) approx.



1ST FLOOR
240 sq.ft. (22.3 sq.m.) approx.



TOTAL FLOOR AREA : 480 sq.ft. (44.6 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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