

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Plumberow Avenue, Hockley, SS5 5AT



Guide Price £425,000

Situated in a popular location is this immaculate three bedroom semi-detached family home benefiting from having open plan kitchen/diner, spacious lounge with conservatory, a 60ft east facing rear garden and large frontage with own driveway providing off-street parking. Close walking distance to Plumberow Primary and Greensward Sixth Form academies, local shops and mainline railway station with links to London Liverpool Street.

EPC Rating: D. Council Tax Band: C

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Header Entrance via double glazed entrance door to

ENTRANCE PORCH

Two double glazed windows to the front aspect. Double glazed door to

HALLWAY

Stairs to first floor accommodation. Under stairs storage cupboard. Wood effect flooring. Coving to plastered ceiling. Radiator.



KITCHEN/DINER 29' 8" x 8' 6" (9.04m x 2.59m)

Access via French doors from Entrance Hall. Double glazed bay window to the front aspect. Two double glazed windows to the side aspect. Double glazed door providing access to the side. Comprehensive range of base and eye level units with display cabinets. Solid wood work surfaces. Butler sink with mixer tap. Space for free standing cooker with tiled splash back and extractor above. Space for appliances. Tiled floor. Coving to plastered ceiling. Radiator.



L SHAPED LOUNGE 17' 4" x 14' 9" (5.28m x 4.5m)

Double glazed sliding Patio doors to Conservatory. Feature fireplace. Coving to plastered ceiling. Radiator.



CONSERVATORY 12' 1" x 8' 10" (3.68m x 2.69m)

Double glazed windows. Double glazed French doors providing access to rear garden. Tiled floor.



FIRST FLOOR ACCOMMODATION

LANDING

Coving to plastered ceiling. Access to loft. Radiator.



BEDROOM ONE 13' 2" x 10' 10" (4.01m x 3.3m)

Double glazed window to the rear aspect. Fitted bedroom furniture to one wall. Coving to ceiling. Radiator.



BEDROOM TWO 12' 2" x 8' 5" (3.71m x 2.57m)

Double glazed window to the front aspect. Built-in wardrobe. Coving to ceiling. Radiator.



BEDROOM THREE 9' 6" x 5' 11" (2.9m x 1.8m)

Double glazed window to the front aspect. Coving to ceiling. Radiator.



FAMILY BATHROOM

Obscure double glazed window to the side aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Panelled bath with shower over. Wood effect flooring. Part tiled walls. Coving to ceiling. Radiator.



EXTERIOR

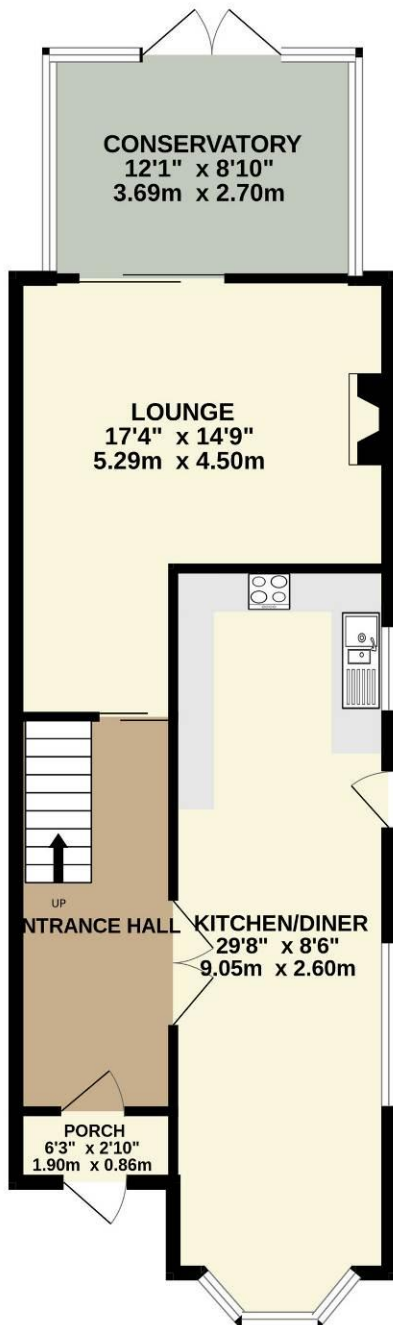
The **EAST FACING REAR GARDEN** measures approximately 60ft (18.29m) and commences with paved patio leading to laid lawn. Flowers and shrubs to borders. **SHED** to remain. Exterior tap. Gate to side providing access to the front.



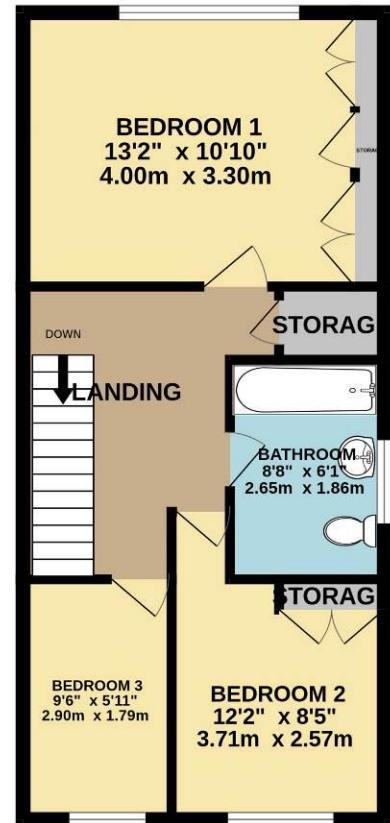
The **FRONT** has hard standing driveway providing off-street parking for three/four vehicles.

The property benefits from having surrounding CCTV.

GROUND FLOOR
669 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 1126 sq.ft. (104.6 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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