

Plumberow Avenue, Hockley, SS5 5NT



£ 700,000

Kept within the same family since 1921 is this character three bedroom detached bungalow situated on a plot approaching four acres with an impressive frontage measuring approx. 60ft. The property offers huge potential for extension to side, rear and first floor, subject to the usual planning consents and currently benefits from an approximate 125ft rear garden with the remaining three and a half acres being mostly woodland.

VIEWING ADVISED. EPC Rating: D. Our Ref: 15943.

Directions: Proceeding from the Spa roundabout in the centre of Hockley take the Spa Road. Continue along this road, under the railway bridge and turn the immediate left into Plumberow Avenue. Proceed along Plumberow Avenue until the unmade section where the property can be found.



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Company No. 4510230 VAT Registration No. 725 9879 75

Entrance via entrance door to entrance hall.

ENTRANCE HALL

Access to loft room. Two radiators. Door providing access to rear garden.

LOUNGE

15' x 12' (4.57m x 3.66m)

Double glazed bay window to front aspect. Double glazed window to side aspect. Radiator. Coving to plastered ceiling. Dual fuel burner with tiled hearth.



BEDROOM TWO

11' 8" x 10' 2" max (3.56m x 3.1m)

Double glazed window to front aspect. Radiator. Coving to plastered ceiling. Fireplace.



BEDROOM ONE

12' 8" x 8' 11" (3.86m x 2.72m)

Double glazed window to side aspect. Radiator. Coving to plastered ceiling. Fireplace.



BEDROOM THREE/SNUG ROOM

10' 3" x 8' 3" (3.12m x 2.51m)

Double glazed window to rear aspect. Radiator. Coving to plastered ceiling. Brick built fireplace with log burner.



BATHROOM

Obscure double glazed window to rear aspect. A three piece suite comprising bath with hand held shower attachment, pedestal wash hand basin and low level wc. Tiled flooring. Radiator. Coving to plastered ceiling.



KITCHEN

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

Double glazed window to rear aspect. Stable door to side providing access to garden. A modern range of base and eye level cabinets incorporating roll edge work surface with an inset sink drainer unit. Space for fridge freezer, washing machine, dishwasher and tumble dryer. Built in waist level self clean oven. Inset Samsung hob. Coving to plastered ceiling. Tiled flooring.



EXTERIOR.

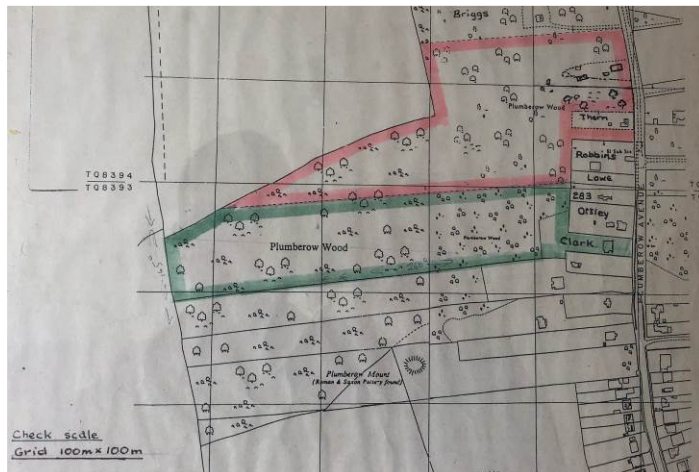
The **REAR GARDEN** has approximately 125ft (38.1m) of **lawn** with established shrubs and trees. Shingled area to side with space for table and chairs. Side door leading to **BRICK SHED** with power and lighting. Gate providing access to front.



Gate to rear of property providing access to approximately **THREE AND A HALF ACRES OF "BLUEBELL" WOODLAND** (which the vendors advise takes an approximate 20 minute walk to the rear boundary).

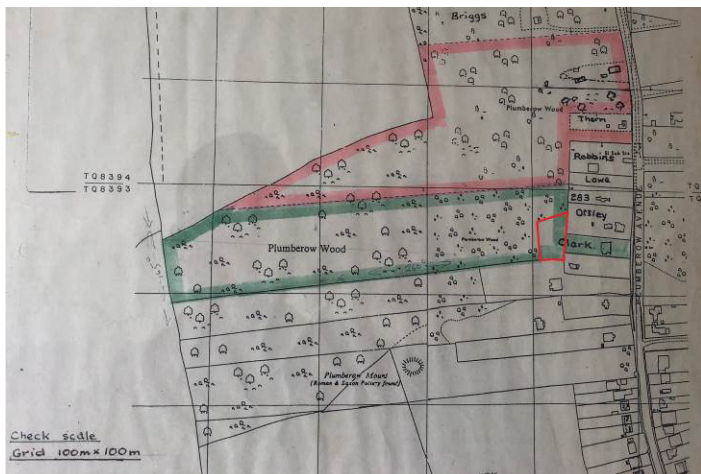
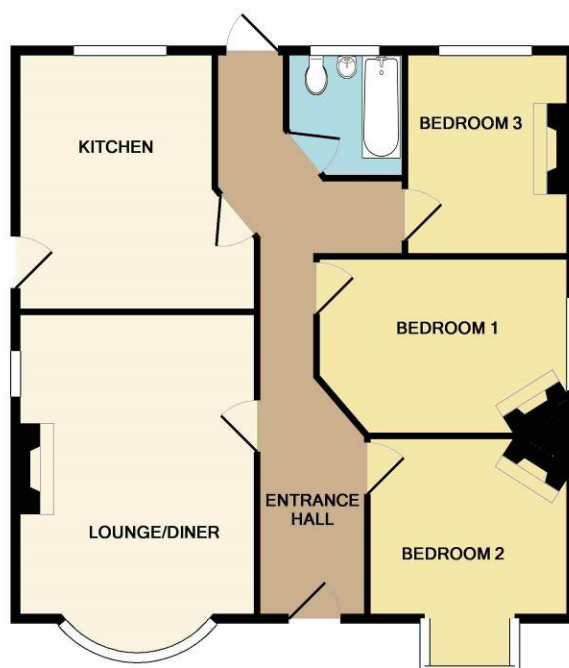


The **FRONTAGE** measures approximately 80ft (24.38m) with driveway providing off street parking for two/three vehicles. Well maintained lawn with established flowerbeds, shrubs and trees. Pathway to entrance door.



Agents Note:

The vendors advise:
 The property is on cesspit drainage (a proportion of which is disposed of every six months and needs to be completely emptied approximately every five years).
 The property was underpinned on the front right hand corner 50 years ago and the rear right corner 37 years ago. There has not been any noticeable movement since.
 There is a section of woodland marked on the plan which is not protected, therefore, this may be cleared if the new owner would like to extend the rear garden (area marked with red outline on photos).



TOTAL APPROX. FLOOR AREA 797 SQ.FT. (74.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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