

## Cornhill Avenue, Hockley, SS5 5BZ



£ 300,000

A well presented two bedroom semi detached bungalow with a secluded rear garden and good size driveway providing off street parking for two/three vehicles. Within walking distance of local shops and schools. NO ONWARD CHAIN. VIEWING HIGHLY ADVISED. EPC: TBC. Our Ref: 16101.



**Directions:** Proceeding from the centre of Hockley at the Spa roundabout take the 1st exit into Spa Road and continue past the shops and under the railway bridge onto Greensward Lane. Take the 2nd turning left into Hamilton Gardens and take the 3rd left into Cornhill Avenue.

**Tel: 01702 200666** [www.williamsanddonovan.com](http://www.williamsanddonovan.com)

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Company No. 4510230 VAT Registration No. 725 9879 75

Entrance via entrance door to entrance hall.

### ENTRANCE HALL

**LOUNGE 12' 11" x 11' 10" into bay window (3.94m x 3.61m)**  
Double glazed bay window to front aspect. Feature fireplace. Radiator.

**KITCHEN 9' 1" x 7' 10" (2.77m x 2.39m)**  
Double glazed windows to rear aspect. Double glazed door providing access to rear garden. A modern fitted kitchen comprising base and eye level units incorporating roll edge work top with inset stainless steel sink drainer unit. Freestanding cooker to remain with extractor hood above. Space and plumbing for washing machine. Radiator. Tiled splash back. Tiled flooring.

**BEDROOM ONE 12' x 10' 1" (3.66m x 3.07m)**  
Double glazed window to front aspect. Radiator.



**BEDROOM TWO 9' 10" x 7' 11" (3m x 2.41m)**  
Double glazed window to rear aspect. Radiator.



### BATHROOM

Obscure double glazed window to rear aspect. A three piece suite comprising bath with shower above, wash hand basin and low level wc. Tiled walls. Radiator.



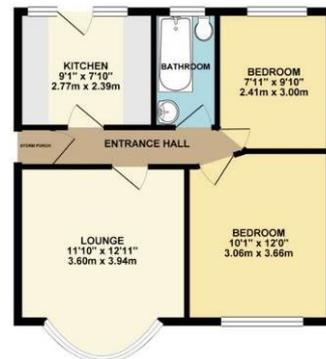
### EXTERIOR.

The **REAR GARDEN** commences onto block paved patio with space for table and chairs. Laid to lawn with established flower and shrub borders. Shed to remain. Side gate providing access to front.



The **FRONT** has block paved driveway providing off street parking for two/three vehicles. Laid to lawn area, which could be converted to provide additional parking if required.

GROUND FLOOR AREA 491.94 sq. ft.  
(45.70 sq. m.)



TOTAL FLOOR AREA: 491.94 sq. ft. (45.70 sq. m.)

### Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.