

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Broad Walk, Hockley, SS5 5DD



Guide Price:
£400,000 - £425,000

Situated on the ever popular Broadlands Development is this stunning three bedroom bay fronted character semi detached house which has been extended to the ground floor, conservatory to rear, ground floor wc, en-suite to bedroom one, rear garden measuring approximately 70ft and off street parking to the front. Within very close walking distance to mainline railway station and local schools including Greensward Sixth Form Academy and Plumberow Primary School. Viewing advised. Our Ref: 19313.

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

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com



Entrance via uPVC glazed entrance door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation with under stairs storage cupboard. Oak flooring. Plastered ceiling. Radiator. Oak framed doors to all ground floor rooms.



GROUND FLOOR WC

Obscure double glazed window to side aspect. A two piece suite comprising wall mounted wash hand basin with chrome mixer tap and vanity storage below and close coupled wc. Chrome heated towel radiator. Wood flooring. Plastered ceiling with inset spotlighting.

DINING ROOM 11' 7" into bay x 10' 6" (3.53m x 3.2m)

Double glazed bay window with custom fitted shutters to front aspect. Wood flooring. Plastered ceiling. Radiator.



LOUNGE 12' 11" x 10' 6" (3.94m x 3.2m)

Double glazed French doors providing access to conservatory. Plastered ceiling. Radiator.



CONSERVATORY 16' 7" x 11' 11" (5.05m x 3.63m)

Double glazed windows to rear aspect. Double glazed French doors providing access to rear garden. Oak flooring. Radiator. Double glazed door to kitchen.



KITCHEN 9' 6" x 6' 11" (2.9m x 2.11m)

A comprehensive of modern high gloss base and eye level units incorporating quartz work surface with inset sink drainer unit. Integrated eye level electric oven with separate Bosch induction hob with contemporary extractor above. Integrated fridge. Integrated washing machine. Integrated dishwasher. Tiled flooring. Plastered ceiling with inset spotlighting.



INNER LOBBY

Door to bedroom two.

BEDROOM TWO 10' 6" x 8' 10" (3.2m x 2.69m)

Double glazed window to rear aspect. Mirror fronted wardrobes with sliding doors to one wall. Radiator. Oak flooring. Plastered ceiling.

FIRST FLOOR LANDING

Double glazed window to side aspect.

BEDROOM ONE 12' 2" into bay x 10' 6" (3.71m x 3.2m)

Double glazed bay window with custom fitted shutters to front aspect. Custom built in bedroom furniture providing extensive storage with wardrobes and storage compartments above bed. Custom made bay window storage. Radiator. Oak flooring. Plastered ceiling with inset spotlighting. Door to en suite.



EN SUITE

A three piece suite comprising walk in shower cubicle with thermostatic shower, wall mounted wash hand basin and close coupled wc. Heated towel radiator. Tiled walls. Tiled flooring. Plastered ceiling with inset spotlighting.

BEDROOM THREE 8' 11" x 6' 11" (2.72m x 2.11m)

Double glazed window with custom fitted shutters to front aspect. Mirror fronted wardrobes with sliding doors to one wall. Radiator. Oak flooring. Plastered ceiling.



LUXURY BATHROOM (RECENTLY FITTED)

Obscure double glazed window to rear aspect. A three piece suite comprising panelled bath with rainfall shower over and full height glass shower screen, wash hand basin with vanity storage below and back to wall wc. Heated towel radiator. Plastered ceiling with inset spotlighting. Tiled walls. Tiled flooring.

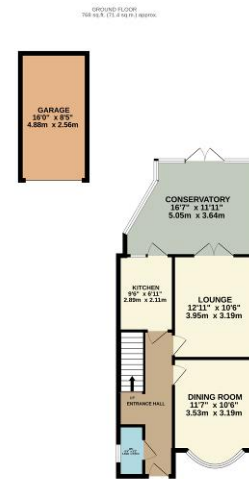


EXTERIOR.

The **REAR GARDEN** measuring approximately 70ft (21.34m) commencing with decking area leading to garden. Laid to lawn. A selection of mature flowers, shrubs and trees. Pathway providing access to rear of garden. **SEATING AREA** to rear with artificial lawn, pergola and hot tub. Door to **DETACHED GARAGE** with up and over door. Power and lighting.



The **FRONT** has a block paved driveway providing off street parking. Shared access to side.



TOTAL FLOOR AREA: 1204 sq.ft. (111.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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 a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

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