

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Broadlands Road, Hockley, SS5 5DS



Guide Price:
£550,000 - £575,000

Situated in a prime position within Hockley and occupying a substantial corner position is this bay fronted 1950s extended five bedroom semi detached family home which has been maintained by the current vendors to a very high specification throughout. Arranged over three floors with far reaching views from the top floor over Hockley, a south facing rear garden measuring approximately 120ft, driveway providing off street parking for numerous vehicles and attached double garage. Within very close walking distance to local shops, schools and mainline railway station.

Viewing highly recommended. Our Ref: 19286.

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Entrance via double opening composite glazed entrance doors to entrance porch.

ENTRANCE PORCH

Double glazed windows to front aspect. Tiled flooring. Double opening doors providing access to entrance hall.



ENTRANCE HALL

Stairs to first floor accommodation with under stairs storage cupboard. Radiator. Cupboard housing electric meters. Wood flooring. Plastered ceiling.



LOUNGE 14' 1" x 11' 5" (4.29m x 3.48m)

Double glazed bay window to front aspect. Coving to ceiling. Radiator. French doors providing access to dining room.



DINING ROOM 13' 1" x 10' (3.99m x 3.05m)

Double glazed French doors with full height glass side panels providing access to rear garden. Feature fireplace with space for log burner. Radiator. Wood flooring. Coving to plastered ceiling. Lead light glazed door providing access to kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM 23' 6" x 18' (7.16m x 5.49m)

Double glazed window to front aspect. Double glazed window to rear aspect. Double glazed door providing access to rear garden.

KITCHEN AREA

A comprehensive range of high gloss base and eye level units incorporating wood effect roll top work surface with one and a half inset sink drainer unit. Tiled splash backs. Breakfast bar with space for drinks fridge. Integrated double electric oven. Gas hob with extractor chimney above. Integrated two double drawer fridge. Large walk in larder cupboard. Cupboard housing wall mounted combination boiler. Two feature under unit pull down plug sockets. Space and plumbing for dishwasher.

BREAKFAST AREA

Double glazed bay window to front aspect. Door to garage. Radiator. Tile effect flooring. Plastered ceiling.



FIRST FLOOR LANDING

Stairs to second floor accommodation with under stairs storage cupboard. Plastered ceiling.



BEDROOM ONE 11' 11" x 11' 5" (3.63m x 3.48m)

Double glazed bay window to front aspect. Wardrobes with sliding mirror fronted doors to one wall. Radiator. Plastered ceiling with inset spotlighting. Door to en suite.



EN SUITE

Obscure double glazed window with white wooden fitted shutters to front aspect. A three piece suite comprising corner shower cubicle, circular wash hand basin with vanity storage below and close coupled wc. Heated towel rail. Part tiled walls. Ceiling with inset spotlighting.



BEDROOM TWO 13' 1" x 10' 2" (3.99m x 3.1m)

Double glazed window to rear aspect. Radiator. Plastered ceiling with inset spotlighting.



BEDROOM THREE 11' 11" x 10' 8" (3.63m x 3.25m)

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



BEDROOM FOUR 9' 11" x 7' 6" (3.02m x 2.29m)

Double glazed window to rear aspect. Radiator. Plastered ceiling. Wood effect flooring. Door to en suite.



EN SUITE

A three piece suite comprising tiled shower cubicle with electric shower, wall mounted wash hand basin with tiled splash back and close coupled wc. Ceiling with inset spotlighting.

FAMILY BATHROOM

Obscure double glazed window with white wooden fitted shutters to rear aspect. A three piece suite comprising wood effect panelled bath with centre tap and shower attachment, wash hand basin with splash back and vanity storage below and close coupled wc. Heated towel radiator. Wood effect flooring. Part tiled walls.



SECOND FLOOR LOFT ROOM/STUDY AREA 13' 8" x 13' 5" (4.17m x 4.09m)

Three double glazed windows to side and rear aspects. Wood effect flooring. Plastered ceiling. Door to bedroom.



BEDROOM FIVE 13' 8" x 11' 1" (4.17m x 3.38m)

Double glazed Velux windows to front and rear aspects. Eaves storage cupboards. Plastered ceiling. Radiator.



EXTERIOR.

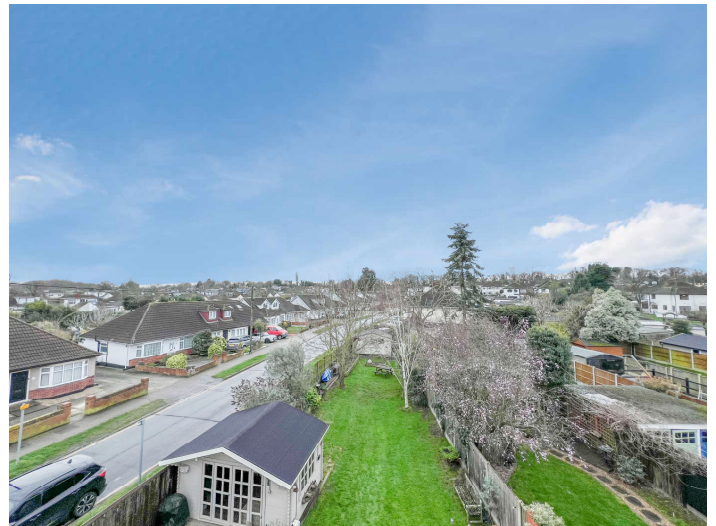
The **SOUTH FACING REAR GARDEN** measures approximately 120ft (36.58m) commencing with patio area leading to garden. Laid to lawn. Raised "Thermowood" low maintenance decking area to both sides. **SUMMERHOUSE** with power and lighting to remain. Gate providing access to front.

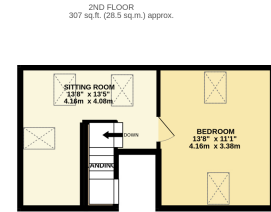
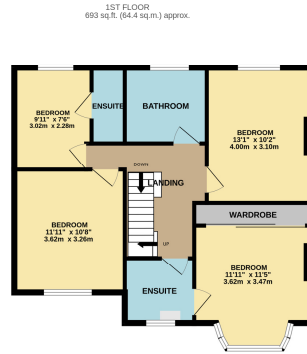
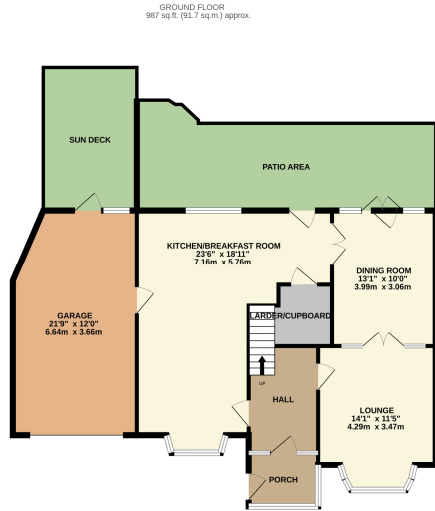


The **FRONT** has in and out paved driveway providing off street parking for several vehicles leading to **ATTACHED ONE AND HALF WIDTH PITCHED ROOF GARAGE** with electric up and over door. Boarded storage space in roof. **UTILITY AREA** to rear with plumbing and space for appliances. Storage cupboards.

Agents Note:

The property offers further scope for extension, subject to the usual planning consents.





TOTAL FLOOR AREA: 1986 sq.ft. (184.6 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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