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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Seddons Walk, Hockley, SS5 5DB



Guide Price:  
£400,000 - £425,000

Situated on the popular Broadlands Development is this stunning 1930s style bay fronted three bedroom semi detached family home which has been renovated to a very high specification throughout with open plan kitchen/breakfast room, recently fitted bathroom and cloakroom with own driveway providing off street parking. Within very close walking distance to local schools, shops and mainline railway station. Offered with no onward chain. Viewing advised. Our Ref: 19378.

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Entrance via uPVC glazed entrance door to entrance hall.

### SPACIOUS ENTRANCE HALL

Stairs to first floor accommodation. Herringbone wood effect flooring. Feature panelled wall. Radiator. Plastered ceiling with inset LED spotlighting.



### GROUND FLOOR CLOAKROOM (RECENTLY FITTED)

A two piece suite comprising inset wash hand basin with chrome mixer tap and vanity storage below and close coupled wc.



### LOUNGE 12' 6" x 10' 5" (3.81m x 3.18m)

Double glazed bay window to front aspect. Continuation of herringbone wood effect flooring. Open fireplace. Radiator. Plastered ceiling with inset LED spotlighting. Open plan to kitchen/breakfast room.



### KITCHEN/BREAKFAST ROOM

#### BREAKFAST AREA 12' 10" x 10' 5" (3.91m x 3.18m)

Double glazed French doors providing access to rear garden. Continuation of herringbone wood flooring. Coving to plastered ceiling with inset LED spotlighting. Feature clad fireplace with oak mantle.



**KITCHEN AREA (RECENTLY FITTED) 9' 9" x 6' 11"**  
**(2.97m x 2.11m)**

Double glazed window to rear aspect. A comprehensive range of modern matt black Shaker style base and eye level units incorporating marble effect work surfaces with one and a half inset sink drainer unit. Integrated eye level electric oven with gas hob and extractor above. Integrated washing machine. Space and plumbing for tumble dryer. Integrated fridge freezer. Integrated dishwasher. Integrated wine cooler. Plastered ceiling with inset LED spotlighting.



**FIRST FLOOR LANDING**

Double glazed window to side aspect. Access to spacious loft.

**BEDROOM ONE 12' 3" x 10' 10" (3.73m x 3.3m)**

Double glazed bay window to front aspect. Radiator. Plastered ceiling.



**BEDROOM TWO 12' 7" x 9' 9" (3.84m x 2.97m)**

Double glazed window to rear aspect. Radiator. Plastered ceiling.



**BEDROOM THREE 8' 6" x 7' 10" (2.59m x 2.39m)**

Double glazed window to front aspect. Radiator. Plastered ceiling. Wood effect flooring.

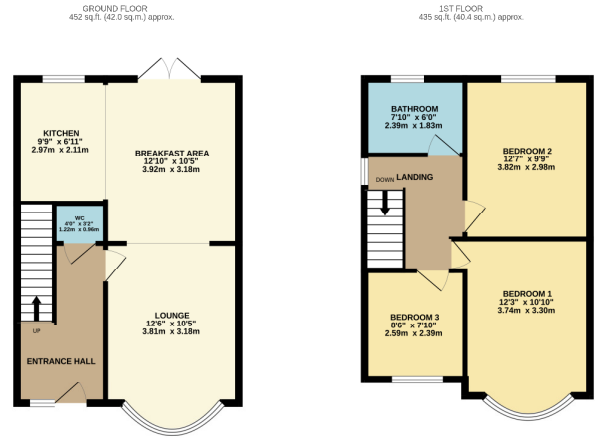


**BATHROOM (RECENTLY FITTED)**

Obscure double glazed window to rear aspect. A three piece modern suite comprising panelled bath with thermostatic shower over, inset wash hand basin with matt black mixer tap and vanity storage below and close coupled wc. Full height storage cupboard. Radiator. Tile effect flooring. Plastered ceiling.



The **FRONT** has own driveway providing off street parking. Small lawn area. Shared side access to rear.



TOTAL FLOOR AREA: 887 sq ft. (82.4 sq m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of floor, kitchen, stairs and any other area are approximate and no responsibility is taken for any errors or omissions in this respect. The plan is for illustrative purposes only and should not be used as a basis for any purchase. The buyer, vendor and estate agent each accept their own responsibility for the accuracy of the floorplan.  
 Made with Hectopics (2021)

**EXTERIOR.**

The **REAR GARDEN** measures approximately 50ft (15.24m) commencing with patio area leading to garden. Laid to lawn. Flower and shrub borders. Two sheds. Gate providing access to front.



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.