

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Broad Walk, Hockley, SS5 5DD



**Guide Price:**  
**£350,000 - £375,000**

Situated on the popular Broadlands Development is this 1930s style three bedroom bay fronted semi detached family home with own driveway providing off street parking and rear garden measuring approximately 70ft. Within very close walking distance to Greensward Sixth Form Academy as well as local schools and main line railway station. Viewing highly recommended. Our Ref: 17470.

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

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Entrance via uPVC glazed entrance door to entrance hall.

### ENTRANCE HALL

Custom built storage cupboard. Stairs to first floor accommodation with under stairs storage cupboard. Radiator.



### LOUNGE 11' 9" x 10' 8" (3.58m x 3.25m)

Double glazed bay window to front aspect. Radiator. Custom built cupboard and shelving. Plastered ceiling.



### DINING ROOM 12' 8" x 10' 8" (3.86m x 3.25m)

Double glazed patio doors providing access to rear garden. Radiator. Coving to plastered ceiling.



### KITCHEN 10' 2" x 7' (3.1m x 2.13m)

Double glazed window to rear aspect. Double glazed door providing access to rear garden. A comprehensive range of base and eye level units incorporating work surface with one and a half sink drainer unit. Space for freestanding cooker. Space and plumbing for appliances. Tiled splash backs. Tile effect flooring. Plastered ceiling.



### FIRST FLOOR LANDING

Feature stained glass window to side aspect.

### BEDROOM ONE 11' 9" x 10' 8" (3.58m x 3.25m)

Double glazed bay window to front aspect. Built in wardrobes with mirror fronted sliding doors. Radiator. Coving to plastered ceiling.



### BEDROOM TWO 12' 8" x 10' 1" (3.86m x 3.07m)

Double glazed window to rear aspect. Built in shelving storage. Radiator. Plastered ceiling.



### BEDROOM THREE 8' 7" x 7' (2.62m x 2.13m)

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



## BATHROOM

Obscure double glazed window to rear aspect. A three piece suite comprising panelled bath with shower over, pedestal wash hand basin and close coupled wc. Radiator. Part tiled walls.



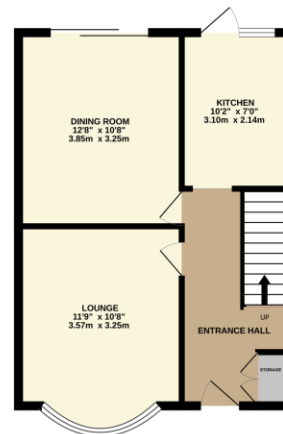
## EXTERIOR.

The **REAR GARDEN** measures approximately 70ft (21.34m) commencing with patio area leading to garden. Laid to lawn. A selection of mature flower and shrub borders. **SUMMERHOUSE/LARGE SHED** to remain to rear of garden. Door to **DETACHED GARAGE**. Gate providing access to front.

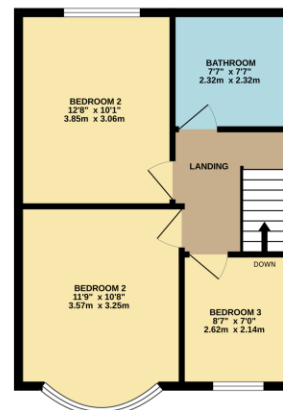


The **FRONT** has own block paved driveway providing off street parking for two/three vehicles. Shared access to side.

GROUND FLOOR  
439 sq. ft. (40.8 sq.m.) approx.



1ST FLOOR  
439 sq. ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 878 sq. ft. (81.6 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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