

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Chestnut Close, Hockley, SS5 5EQ



Guide Price £400,000 - £425,000

Situated on the popular Broadlands Development and occupying one of the most prestigious positions, siding directly onto bridle paths and walks with direct links onto open countryside, is this spacious three bedroom semi detached bungalow extended to create a self contained annexe. Offering excellent potential for further development to ground and first floors.

**NO ONWARD CHAIN.**

EPC Rating: D. Our Ref: 12656.

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Entrance via entrance door to **ENTRANCE HALL**  
Access to inner lobby.

**BEDROOM ONE 14' 10" x 10' 9" (4.52m x 3.28m)**  
Double glazed bay window to front aspect. Radiator.



**BEDROOM TWO 12' 6" x 10' (3.81m x 3.05m)**  
Double glazed window to front aspect. Radiator.



**L-SHAPED LOUNGE/DINER 17' 10" max x 12' 7" max (5.44m x 3.84m)**  
Double glazed patio doors providing access to rear garden. Feature fireplace. Textured ceiling. Radiator. Door to kitchen.



**KITCHEN 11' 6" x 10' 9" (3.51m x 3.28m)**  
Double glazed window to rear aspect. Double glazed door providing access to rear garden. A range of base and eye level units incorporating roll top work surface with sink drainer unit. Integrated electric oven with gas hob and extractor hood above. Space and plumbing for appliances. Tiled walls. Tiled flooring. Textured ceiling.

**BATHROOM 9' 7" x 6' 2" (2.92m x 1.88m)**  
Obscure double glazed to rear aspect. A four piece suite comprising panelled bath with telephone handset mixer taps, walk in shower area, pedestal wash hand basin and low level wc. Radiator. Textured ceiling.



**INNER LOBBY AREA**  
Offering excellent potential to be converted into self contained annexe with bedroom.

**BEDROOM THREE 12' 6" x 9' 2" (3.81m x 2.79m)**  
Double glazed window to front aspect. Wardrobes with mirror fronted sliding doors to one wall. Radiator. Textured ceiling.



### WC/CLOAKROOM

Pedestal wash hand basin and low level wc. Extractor fan. Tiled walls. Tile effect flooring.



### UTILITY ROOM 10' 5" x 9' 7" (3.18m x 2.92m)

Double glazed window to rear aspect. Double glazed door providing access to rear garden. Built in storage cupboard. Base level units incorporating wood effect roll top work surface with stainless steel sink drainer unit. Space and plumbing for appliances. Wall mounted combination boiler. Radiator. Tiled walls. Wood effect flooring.



### EXTERIOR

The property occupies one of the most prestigious positions on the Broadlands Development occupying a wider than average corner position directly siding onto bridle path with walks through Rochford Hundred Rugby Club, open fields and countryside.



The **REAR GARDEN** commences with patio area leading to garden. Laid to lawn. A selection of mature flower and shrub borders providing seclusion. Gate providing access to bridle path.





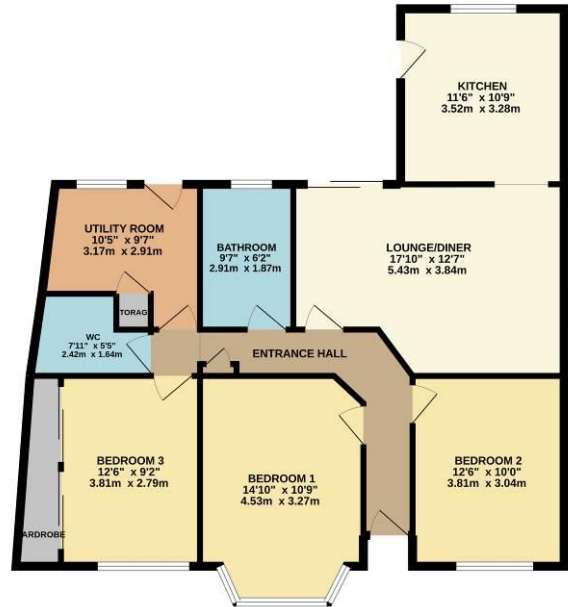
The **FRONT** has own block paved driveway providing off street parking for several vehicles.



**Agents Note:**

The property offers excellent potential for further development to ground and first floors, subject to the usual planning consents.

GROUND FLOOR  
1010 sq.ft. (93.8 sq.m.) approx.



TOTAL FLOOR AREA: 1010 sq ft. (93.8 sq m) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of choice, omissions, errors and any other errors are appropriate 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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**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 show 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.