

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

67 Cornhill Avenue, Hockley, SS5 5BY



Offers in Region of:
£350,000

Situated in a popular location and within close walking distance to Plumberow Primary Academy and Greensward Sixth Form College as well as local shops and mainline railway station, is this two bedroom bay fronted semi-detached bungalow, maintained to a high specification throughout and benefits from having secluded rear garden and own driveway providing off-street parking.

NO ONWARD CHAIN.

EPC Rating:tbc. Our Ref 19303

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 double glazed entrance door to

ENTRANCE HALL

Wood effect flooring. Access to loft. Radiator.



LOUNGE 15' 1" into bay x 12' 2" (4.6m x 3.71m)

Double glazed bay window to the front aspect. Two feature windows to side aspect. Feature fireplace with inset fire. Wood effect flooring. Coving to plastered ceiling. Radiator.



KITCHEN 9' x 8' 2" (2.74m x 2.49m)

Double glazed windows to the rear aspect. Double glazed door providing access to rear garden. Base and eye level units. Inset stainless steel sink drainer unit. Tiled splash backs. Space for freestanding cooker with extractor above. Space for appliances. Wall mounted boiler.

BEDROOM ONE 12' 5" x 9' 7" (3.78m x 2.92m)

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



BEDROOM TWO 10' x 8' 3" (3.05m x 2.51m)

Double glazed window to the rear aspect. Wood effect flooring. Coving to ceiling. Radiator.



BATHROOM

Obscure double glazed window to the rear aspect. WC with low level cistern. Pedestal wash hand basin. Panelled bath with shower over. Tiled floor. Tiled walls. Heated towel radiator.



EXTERIOR

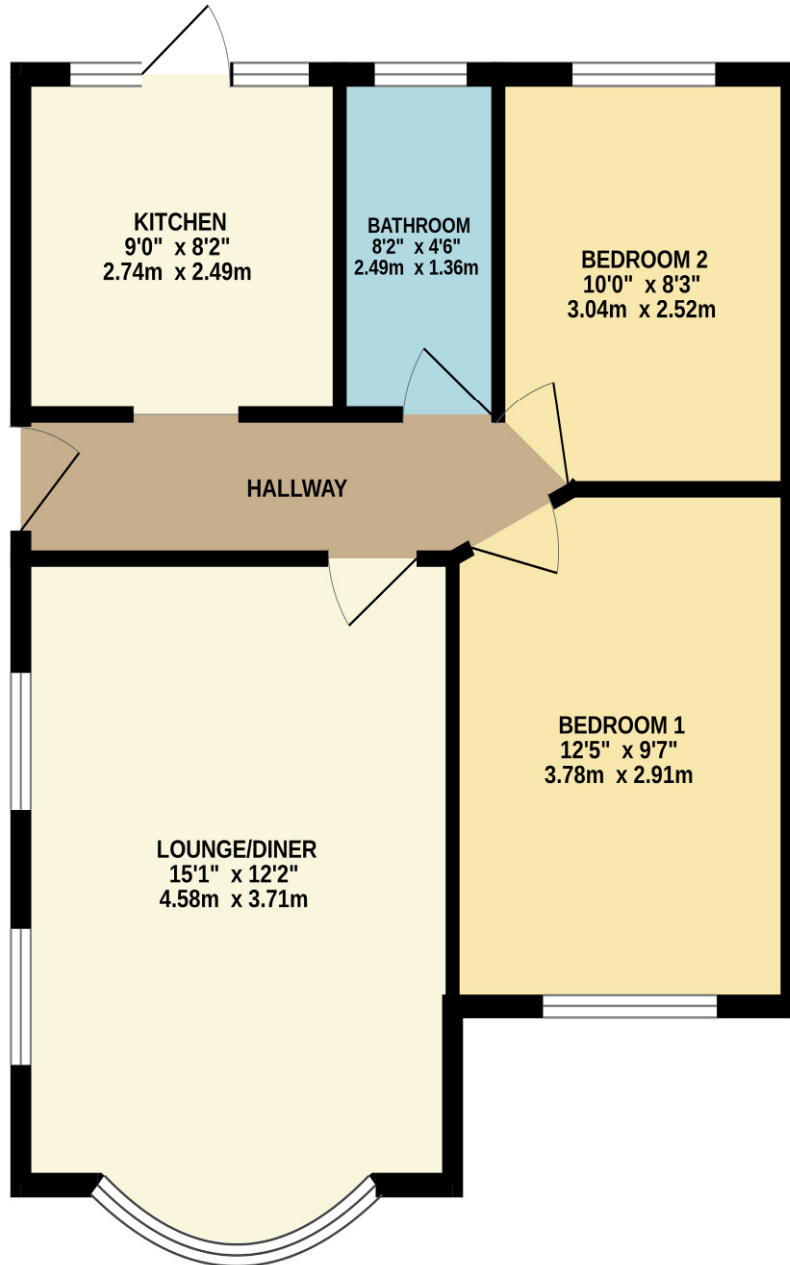
The **REAR GARDEN** measures approximately 35' deep x 30' wide (10.67m x 9.14m) and commences with recently laid patio leading to laid lawn. Selection of matures flowers and shrubs. **SHED** to remain. Gate to side providing access to the front.



The **FRONT** has brick retaining wall, lawn area and own block paved driveway providing off-street parking.



GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 547 sq.ft. (50.8 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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