

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Belchamps Way, Hockley, SS5 4NU



Guide Price £425,000 - £440,000

Situated very close to Hockley Woods and walking distance to local shops, schools and mainline railway station, in a quiet cul de sac, is this immaculate three double bedroom semi detached bungalow having undergone complete refurbishment throughout with recently fitted kitchen and bathroom. Large driveway providing off street parking for several vehicles and recently landscaped rear garden.

EPC Rating:D. Council Tax Band: C.

**NO ONWARD CHAIN**

Viewing advised. Our Ref: 19584.

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

[sales@wdhockley.com](mailto:sales@wdhockley.com) | [sales@wdbenfleet.com](mailto:sales@wdbenfleet.com) | [lettings@wdlets.com](mailto:lettings@wdlets.com)  
01702 200666 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)

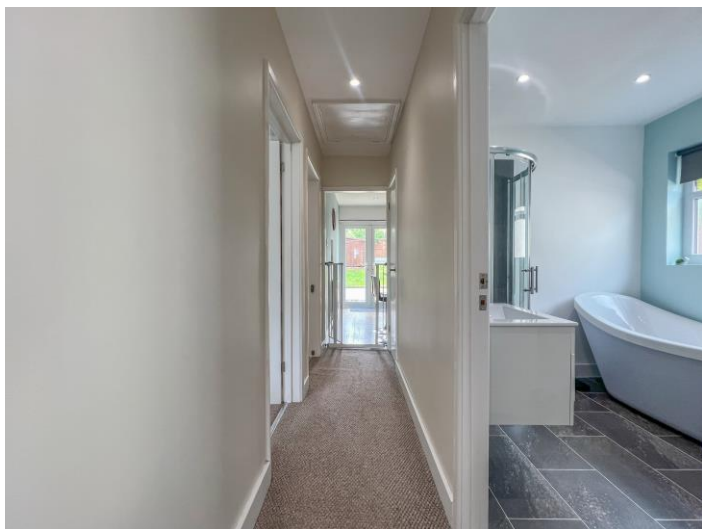


Accommodation comprises:

Entrance via hardwood glazed entrance door to entrance hall.

### ENTRANCE HALL

Plastered ceiling with inset LED spotlighting. Access to loft. Radiator.



### BEDROOM ONE 14' x 10' 3" (4.27m x 3.12m)

Double glazed window to front aspect. Feature lead light glazed window to hall. Radiator. Plastered ceiling.



### BEDROOM THREE 9' 11" x 7' 3" (3.02m x 2.21m)

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



### BEDROOM TWO 13' 4" x 10' 6" (4.06m x 3.2m)

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





### LUXURY BATHROOM (RECENTLY FITTED)

Obscure double glazed window to side aspect. A four piece suite comprising freestanding roll top bath with floor mounted chrome mixer taps with shower attachment, double walk in tiled shower cubicle with thermostatic shower, inset wash hand basin with vanity drawer storage below and close coupled wc. Heated towel radiator. Tiled flooring. Plastered ceiling with inset LED spotlighting.



### LOUNGE 14' x 10' 3" (4.27m x 3.12m)

Double glazed French doors providing access to rear garden. Feature fireplace with inset log burner. Radiator. Plastered ceiling.



### KITCHEN (RECENTLY FITTED) 10' 6" x 9' 10" (3.2m x 3m)

Double glazed window to side aspect. Double glazed French doors providing access to rear garden. Radiator. Wood effect flooring. A comprehensive range of modern high gloss base and eye level units incorporating solid oak work surface with inset circular stainless steel sink drainer unit. Space for Range cooker. Space for freestanding fridge freezer. Integrated washing machine. Integrated slimline dishwasher. Breakfast bar with solid oak work surface. Plastered ceiling with inset LED spotlighting. Walk in larder storage cupboard.



**EXTERIOR.**

The **RECENTLY LANDSCAPED REAR GARDEN** measures approximately 50ft (15.24m) commencing with patio leading to garden. Laid to lawn with a selection of mature flower and shrub borders. Large shed with power and lighting to remain.

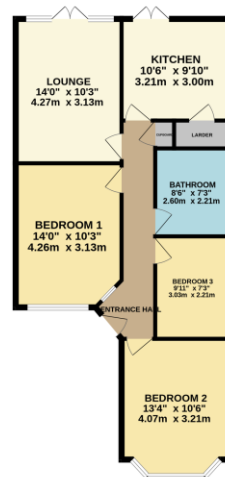
**STEEL FRAMED TIMBERCLAD OUTBUILDING (RECENTLY CONSTRUCTED) 8' x 6' 8" (2.44m x 2.03m)** Power and lighting. Perfect for exterior office with independent WiFi.

Further full height storage shed onto patio to remain. Gate providing access to front.

The **FRONT** has large slate shingled driveway providing off street parking for several vehicles. Lawn area with steps to property.



GROUND FLOOR  
806 sq.ft. (74.9 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.9 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.  
Made with MyHomeplan 03/2024

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