

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Woodstock Crescent, Hockley, SS5 4XG



Guide Price £300,000 - £325,000

Situated on the popular Betts Farm development is this extended, immaculate two bedroom mid-terrace house, improved by the current owners to a high specification, with glass roof lantern to rear extension, modern fitted kitchen and bathroom, landscaped rear garden and allocated parking within private car park. Walking distance to shops, schools and mainline railway station.

Viewing advised.

EPC Rating:tbc. Council Tax Band:C.

Our Ref 17815

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Entrance via double glazed entrance door to

ENTRANCE HALL

Double glazed window to the front aspect. Stairs to first floor accommodation. Under stairs storage cupboard. Wood effect flooring. Plastered ceiling. Radiator.



SITTING ROOM 12' 4" x 9' 5" (3.76m x 2.87m)

Large glass roof lantern. Double glazed French doors providing access to the rear garden. Wood effect flooring. Plastered ceiling. Inset LED spot lights. Contemporary vertical radiator.



FIRST FLOOR ACCOMMODATION

LANDING

Plastered ceiling. Access to loft.



KITCHEN 11' 5" x 5' 11" (3.48m x 1.8m)

Double glazed window to the front aspect. Modern fitted high gloss base and eye level units. Wood effect work surfaces. Inset stainless steel sink drainer unit. Tiled splash backs. Integrated electric oven. Electric hob with stainless steel extractor chimney over. Integrated washing machine. Space for fridge/freezer. Tiled floor. Plastered ceiling.

LOUNGE 13' 9" x 11' 10" (4.19m x 3.61m)

Wood effect flooring. Plastered ceiling. Contemporary vertical radiator. Open plan through to



BEDROOM ONE 11' 10" x 9' 1" (3.61m x 2.77m)

Two double glazed windows to the rear aspect. Plastered ceiling. Radiator.



BEDROOM TWO 9' 8" x 8' 10" (2.95m x 2.69m)

Two double glazed windows to the front aspect. Double opening over-stairs storage cupboard. Additional single over-stairs storage/airing cupboard. Wood effect flooring. Plastered ceiling. Radiator.



BATHROOM

WC with low level cistern. Inset wash hand basin with vanity storage below. Panelled bath with bi-fold shower screen and shower over. Tiled effect flooring. Part panelled walls. Plastered ceiling. Heated towel rail.



EXTERIOR

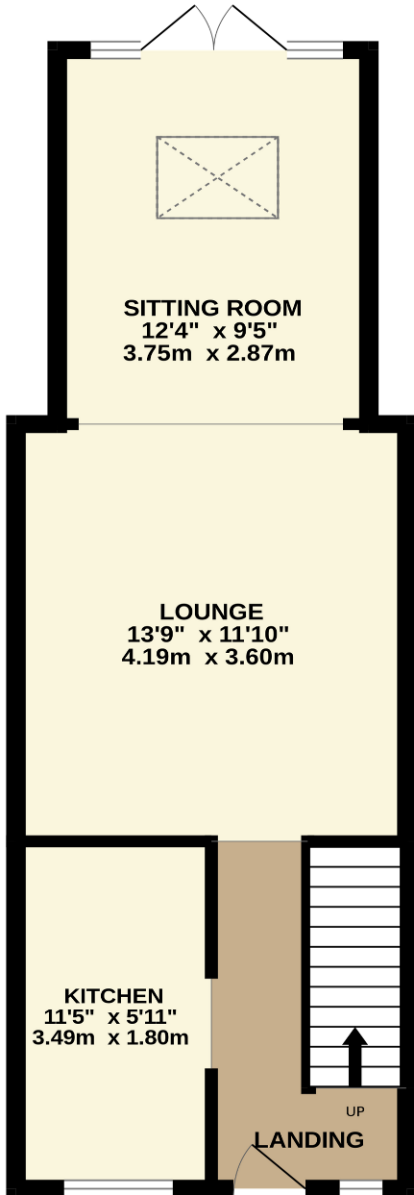
The **REAR GARDEN** commences with raised decking area with steps down to laid lawn. Flower and shrub borders. Further patio area to the rear providing additional space for outdoor seating.



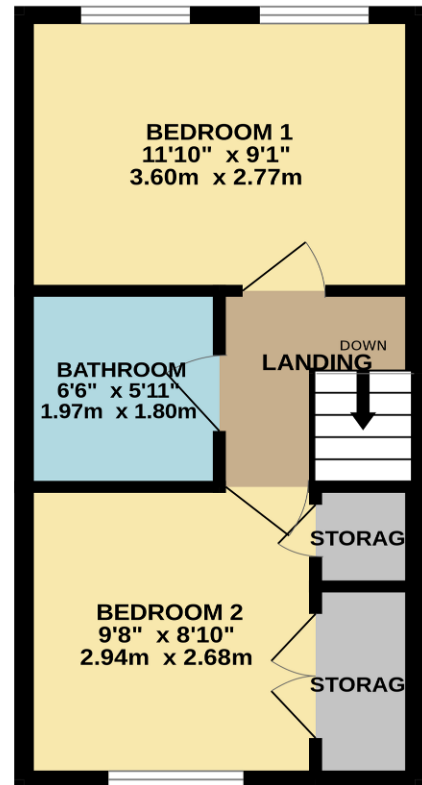
The **FRONT** has slate shingle beds and block paved pathway leading to entrance door.

Allocated parking for two vehicles in private car park to the side of the property.

GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 711 sq.ft. (66.0 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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