

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Cornhill Avenue, Hockley, SS5 5BY



£325,000

Situated in the quiet sought after residential location of Cornhill Avenue is this two bedroom semi detached bungalow with a spacious bay fronted lounge, conservatory, secluded rear garden and having own driveway providing off street parking leading to detached garage. Within very close walking distance to Hockley mainline railway station, local schools and shops. No onward chain.  
Council Tax Band: C. EPC Rating: TBC.  
Viewing advised. Our Ref: 19435.

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

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Accommodation comprises:

Entrance via hardwood glazed entrance door to entrance porch.

#### ENTRANCE PORCH

Glazed entrance door to entrance hall.

#### ENTRANCE HALL

Access to loft.



#### LOUNGE 16' 2" x 11' 5" (4.93m x 3.48m)

Double glazed bay window to front aspect. Feature fireplace with inset fire. Radiators. Coving to textured ceiling.



#### KITCHEN 8' 11" x 8' 5" (2.72m x 2.57m)

A comprehensive range of base and eye level units incorporating roll top work surface with a one and half stainless steel sink drainer unit. Space for freestanding cooker with extractor above. Space and plumbing for appliances. Tiled flooring. Coving to textured ceiling. Door providing access to conservatory/lean to.



#### CONSERVATORY/LEAN TO 8' 1" x 7' (2.46m x 2.13m)

Double glazed windows to rear aspect. Double glazed door providing access to rear garden. Tiled flooring. Radiator.



### BEDROOM ONE 12' 10" x 9' 11" (3.91m x 3.02m)

Double glazed window to front aspect. Custom fitted wardrobes to one wall. Radiator. Coving to textured ceiling.



### BEDROOM TWO 9' 7" x 8' (2.92m x 2.44m)

Double glazed window to rear aspect. Radiator. Coving to textured ceiling.



### SHOWER ROOM

Obscure double glazed window to rear aspect. A three piece suite comprising tiled shower cubicle with electric shower, pedestal wash hand basin and close coupled wc. Chrome heated towel radiator. Tiled walls. Tile effect flooring.



### EXTERIOR.

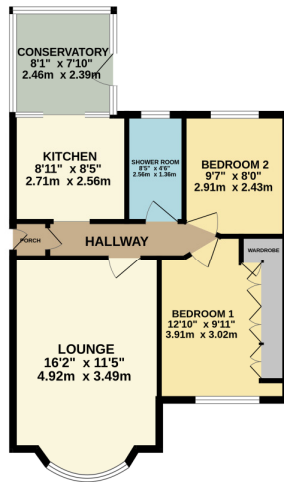
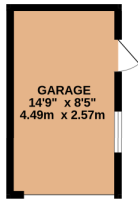
A **SECLUDED REAR GARDEN** commencing with patio area leading to garden. Laid to lawn. A beautiful selection of mature flower and shrub borders. Door to **GARAGE** with up and over door. Power and lighting. Gate providing access to front.





The **FRONT** has own driveway providing off street parking for several vehicles. Lawn area with privacy hedge frontage. Access to garage at rear.

GROUND FLOOR  
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA: 722 sq.ft. (67.1 sq.m.) approx.  
While 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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