

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Marylands Avenue, Hockley, SS5 5AQ



Guide Price:
£350,000 - £375,000

Situated in a quiet residential road and built in 2017 to an extremely high standard is this stunning one bedroom detached bungalow with modern accommodation throughout, private rear garden and driveway providing off street parking. Within very close walking distance to main line railway station, bus routes, shops and all amenities.

No onward chain. Council Tax Band: C. EPC Rating: C.

Viewing advised. Our Ref: 19667.

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

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com

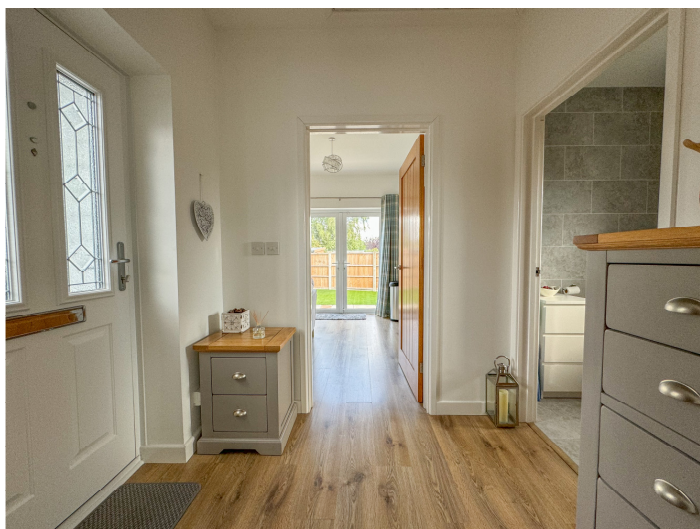


Accommodation comprises:

Entrance via uPVC composite glazed entrance door to entrance hall.

ENTRANCE HALL

Wood effect flooring. Plastered ceiling. Oak doors to all rooms.



LUXURY BATHROOM

Obscure triple glazed window to side aspect. A three piece suite comprising panelled bath with shower over and full height glass shower screen, pedestal wash hand basin with chrome mixer tap and back to wall wc. Heated towel radiator. Tiled walls. Tiled flooring.



BEDROOM 12' 8" x 8' 10" (3.86m x 2.69m)

Triple glazed windows to front aspect. Fitted wardrobes to one wall and over bed storage. Radiator. Plastered ceiling.



KITCHEN AREA

A comprehensive range of modern base and eye level units incorporating work surface with inset sink drainer unit with mixer tap. Built in oven, hob and extractor hood. Wall mounted central heating boiler. Laminate wood flooring.



LOUNGE/FAMILY ROOM/KITCHEN 21' 2" x 10' (6.45m x 3.05m)

Triple glazed window to front aspect. Two triple glazed windows to rear aspect. Double glazed French doors providing access to rear garden. Wood effect flooring. Plastered ceiling.

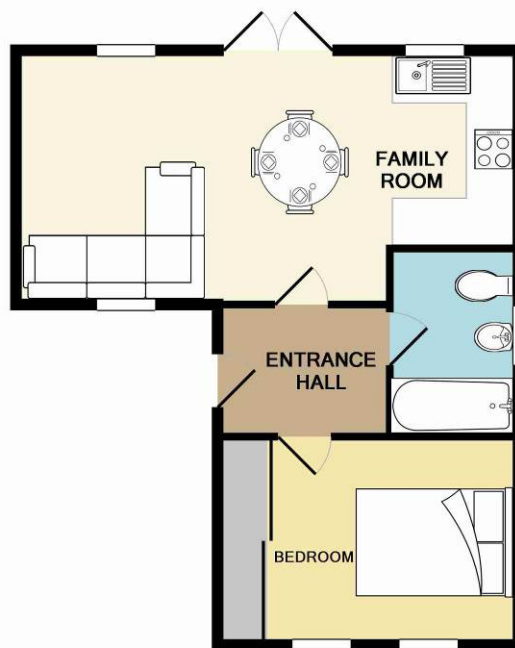


EXTERIOR.

The **REAR GARDEN** commencing with paved patio area leading to low maintenance artificial lawn. Shed to remain. Further side patio. Gate providing access to front.



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



TOTAL APPROX. FLOOR AREA 411 SQ.FT. (38.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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