

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Sweyne Avenue, Hockley, SS5 4LB



Guide Price:  
£325,000 - £350,000

Situated in a quiet cul de sac in a very sought after area with a walk through to Clements Hall is this two bedroom semi detached bungalow with off street parking for three vehicles.

With spacious lounge, conservatory and 90ft south west facing rear garden.

Council Tax Band: C. EPC Rating: TBC.

Our Ref: 19532.

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

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Accommodation comprises:

Entrance under **STORM PORCH** via wooden door leading to entrance hall.

#### **ENTRANCE HALL**

Cupboard. Radiator.



#### **LOUNGE 14' 4" x 10' 11" (4.37m x 3.33m)**

uPVC double glazed bay window to front aspect. Brick built fireplace with electric fire. Two radiators.



#### **KITCHEN 11' 1" x 8' 10" (3.38m x 2.69m)**

Wood door to garden room. Two small windows. A comprehensive range of base and eye level units incorporating roll edge work surface with sink drainer unit. Indesit hob with extractor fan above. Built in fridge, freezer and washing machine. Vinyl flooring.



#### **GARDEN ROOM 8' 10" x 5' 3" (2.69m x 1.6m)**

uPVC double glazed windows to side and rear aspects. uPVC double glazed door to conservatory. Vinyl flooring.



**CONSERVATORY 15' 11" x 9' 7" (4.85m x 2.92m)**  
uPVC windows to rear aspect. uPVC double glazed French doors to rear garden. Vinyl flooring. Radiator.



**BEDROOM ONE 11' 6" x 7' 10" (3.51m x 2.39m)**  
uPVC double glazed window to front aspect. Built in wardrobes. Radiator.



**SHOWER ROOM 6' x 6' (1.83m x 1.83m)**  
Window to conservatory. A three piece suite comprising corner shower unit, pedestal wash hand basin and close coupled wc. Vinyl flooring.



**BEDROOM TWO 11' 1" x 9' 11" (3.38m x 3.02m)**  
Window to conservatory. Radiator.



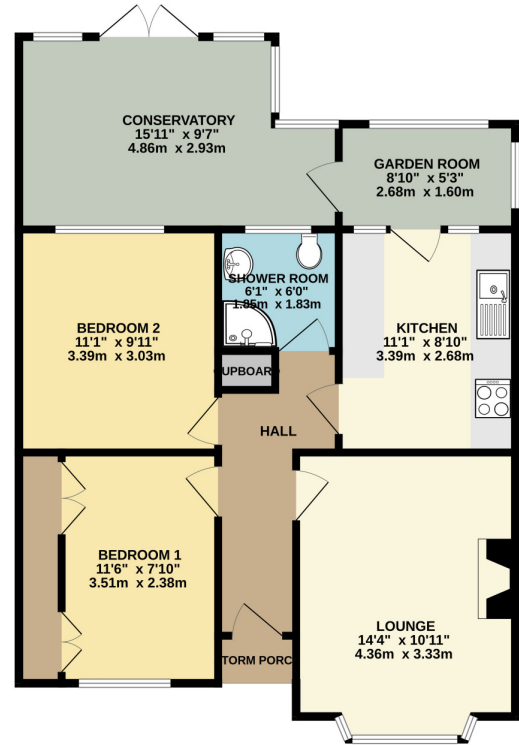
## EXTERIOR.

The **REAR GARDEN** is south west facing measuring approximately 90ft (27.43m) commencing with small concrete area and concrete path leading to rear. Laid to lawn. Shrubs to borders. Two sheds. Gate providing access to front.



The **FRONT** has a block paved driveway providing off street parking for approximately three/four vehicles. Small brick wall to front boundary.

GROUND FLOOR  
764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA: 764 sq.ft. (71.0 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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