

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Sudeley Gardens, Hockley, SS5 4XQ



Guide Price:  
£300,000 - £325,000

Situated on the popular Betts Farm Development in a quiet cul de sac position is this two bedroom end terraced house with a secluded rear garden and own driveway. Within close walking distance to High Street, local schools and mainline railway station.

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

Viewing advised. Our Ref: 19829.

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

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Accommodation comprises:

Entrance via double glazed entrance door to entrance hall.

#### **ENTRANCE HALL**

Stairs to first floor accommodation.

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

Double glazed window to front aspect. A range of base and eye level units incorporating roll top wood effect work surface with one and a half inset sink drainer unit. Space and plumbing for appliances. Wall mounted boiler.



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

Double glazed window to rear aspect. Double glazed door providing access to rear garden. Radiator. Plastered ceiling.



#### **FIRST FLOOR LANDING**

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

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



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

Two double glazed windows to front aspect. Fitted wardrobes with double opening doors. Over stairs storage cupboard. Radiator. Coving to textured ceiling.



### **BATHROOM (RECENTLY FITTED)**

Obscure double glazed window to side aspect. A three piece comprising bath with shower screen and shower over, pedestal wash hand basin with chrome taps and close coupled wc. Heated towel radiator. Tiled flooring. Complementary tiled walls.



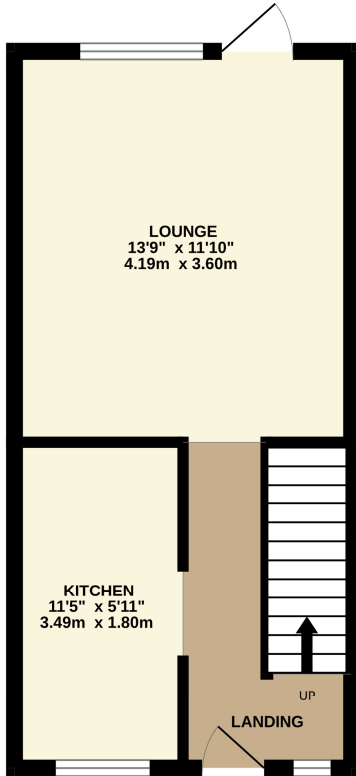
### **EXTERIOR.**

The **REAR GARDEN** commences with patio area leading to garden. Laid to lawn. A selection of mature flower and shrub borders. **SPACIOUS SIDE ACCESS** offering potential for extension to ground and first floor, subject to the usual planning consents. Gate providing access to front and driveway.

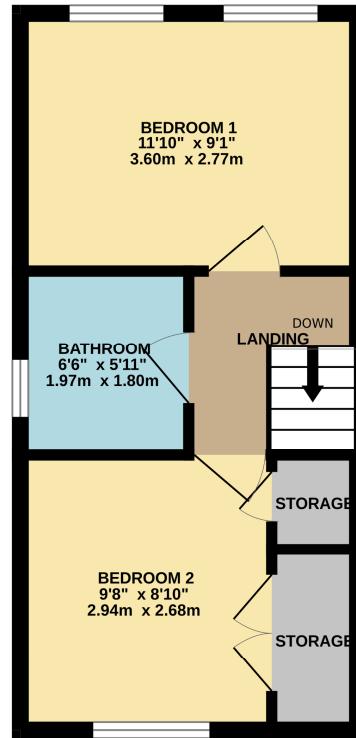


The **FRONT** has pathway leading to front door with own driveway to side providing off street parking.

GROUND FLOOR  
297 sq.ft. (27.6 sq.m.) approx.



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



TOTAL FLOOR AREA : 595 sq.ft. (55.3 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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