

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Walnut Court, Hockley, SS5 5BH



Guide Price:  
£400,000 - £425,000

Situated in a quiet cul de sac location within the heart of Hockley is this spacious two double bedroom detached bungalow with large open plan lounge/diner, larger than average bathroom, secluded rear garden, attached garage and own driveway providing off street parking. Within walking distance to local shops, amenities, mainline railway station and Hockley Mount. No onward chain.  
Council Tax Band: D. EPC Rating: TBC.  
Viewing advised. Our Ref: 19555.

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

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Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance porch.

### ENTRANCE PORCH

Double glazed window to front aspect. Radiator. Tiled flooring. Door to lounge/diner.



### LOUNGE/DINER 24' 3" x 14' 6" (7.39m x 4.42m)

Double glazed window to front aspect. French doors providing access to conservatory. Door to inner hallway. Feature brick built fireplace. Radiator. Coving to plastered ceiling. Door through to kitchen.



### INNER HALLWAY

Double opening storage cupboard. Radiator. Access to loft.



**BEDROOM ONE 13' 9" x 10' 5" (4.19m x 3.18m)**

Double glazed window to rear aspect. Fitted wardrobes to two walls plus comprehensive bedroom storage. Radiator. Coving to ceiling.



**BEDROOM TWO 10' 6" x 10' 5" (3.2m x 3.18m)**

Double glazed window to front aspect. Fitted bedroom furniture to one wall. Radiator. Coving to ceiling.



**SEPARATE WC**

Obscure double glazed window to front aspect. A two piece suite comprising wall mounted wash hand basin and close coupled wc. Radiator. Part tiled walls. Tiled flooring.



**BATHROOM 13' 9" max x 8' 10" max (4.19m x 2.69m)**

Obscure double glazed window to rear aspect. A four piece suite comprising wood panelled bath with chrome mixer tap and shower attachment, tiled corner shower cubicle with thermostatic shower inset wash hand basin with wood vanity storage below and close coupled wc. Chrome heated towel radiator. Plastered ceiling with inset spotlighting. Tiled walls. Tiled flooring.



**KITCHEN 9' 8" x 7' 8" (2.95m x 2.34m)**

Double glazed window to front aspect. A range of base and eye level units incorporating roll top work surface with one and a half stainless steel sink drainer unit. Integrated electric oven with separate gas hob and extractor chimney above. Tiled splash backs. Space and plumbing for appliances. Breakfast bar. Tiled flooring.



**EXTERIOR.**

**A SECLUDED REAR GARDEN** commencing with patio area leading to garden. Laid to lawn. Flower and shrub borders. Shed to remain. Conifer hedging to the rear of the garden providing seclusion. Gate providing access to front.



**CONSERVATORY 14' 5" x 10' 9" (4.39m x 3.28m)**

Double glazed windows to rear aspects. Double glazed French doors providing access to rear garden. Tiled flooring.



The **FRONT** has own driveway providing off street parking for several vehicles leading to **ATTACHED GARAGE** with up and over door. Power and lighting.

GROUND FLOOR  
1130 sq.ft. (105.0 sq.m.) approx.



TOTAL FLOOR AREA: 1130 sq.ft. (105.0 sq.m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given as to their operability or efficiency over time.  
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**Consumer Protection from Unfair Trading Regulations 2008.**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.