

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Clayspring Close, Hockley, SS5 5AW



Guide Price:
£350,000 - £375,000

OFFERED WITH NO ONWARD CHAIN

A two bedroom semi detached bungalow with large lounge, west facing rear garden, garage and driveway providing off street parking for two/three vehicles.

Council Tax Band: C. EPC Rating: TBC.

Viewing advised. Our Ref: 19877.

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 double glazed entrance door to hall.

HALL

Obscure uPVC double glazed window to side aspect.
uPVC double glazed door to main hallway.

MAIN HALLWAY

Radiator. Access to loft with ladder.



LOUNGE 14' 11" x 11' 3" (4.55m x 3.43m)

uPVC double glazed French doors with side windows leading to rear garden. Fireplace with electric fire. Radiator. Coving to ceiling.



KITCHEN 11' 3" x 8' 5" (3.43m x 2.57m)

uPVC double glazed door with two side windows providing access to rear garden. A range of base and eye level units incorporating roll top work surface with inset sink drainer unit. Cooker to remain. Tiled splash backs. Space for washing machine. Radiator. Wood effect laminate flooring. Serving hatch to lounge.



SHOWER ROOM

Obscure double glazed window to side aspect. A three piece suite comprising corner tiled shower unit, pedestal wash hand basin and close coupled wc. Towel rail.



BEDROOM ONE 12' 6" x 10' 8" (3.81m x 3.25m)

uPVC double glazed window to front aspect. Built in wardrobes with matching units. Radiator.



BEDROOM TWO 13' x 9' (3.96m x 2.74m)

uPVC double glazed window to front aspect. Built in wardrobes. Radiator.

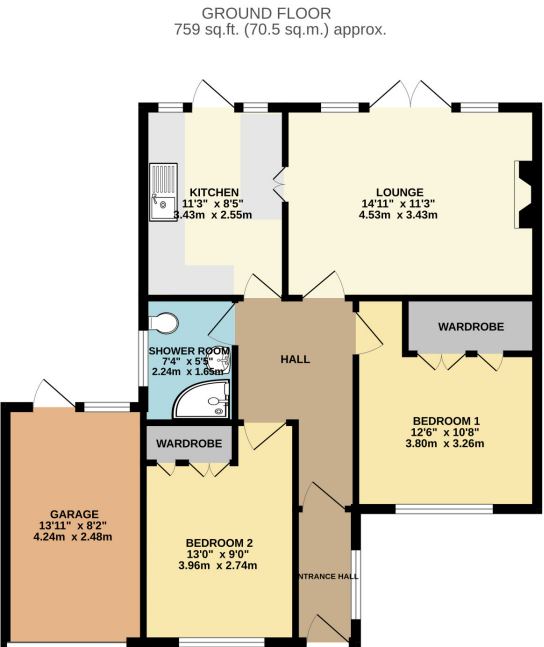


EXTERIOR.

The **REAR GARDEN** is west facing and measures approximately 35ft (10.67m) commences with patio area leading to garden. Laid to lawn. Further patio area to rear of garden. Shrubs to borders. Shed to remain. The garden wraps to the side of the property. Door to **GARAGE** with power. Exterior tap.



The **FRONT** has driveway providing off street parking for two/three vehicles. Laid to lawn. Small wall to front boundary.



TOTAL FLOOR AREA: 759 sq.ft. (70.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan compiled here, measurements of doors, windows, stairs 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 on such by any prospective purchaser. The services, systems and specifications shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Metropack 03/24

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.