

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Rosslyn Road, Hockley, SS5 5BW



£450,000

Situated in a prestigious location and occupying a substantial plot of approximately 50ft wide x 150ft deep, only a short walk to mainline railway station with links to London Liverpool Street, as well as Plumberow Primary and Greensward Sixth Form academies and local shops, is this spacious, versatile detached bungalow benefiting from having two double bedrooms, approx 75ft rear garden, own driveway and garage. Requiring modernisation throughout but offers potential for extension to both ground and first floor.

NO ONWARD CHAIN.

Council Tax Band: D. EPC Rating:tbc.

Ref 19771

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

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



Entrance via double glazed entrance door to

SPACIOUS ENTRANCE HALL

Access to loft. Radiator.



BEDROOM ONE 11' 9" x 11' 1" (3.58m x 3.38m)

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



BEDROOM TWO 10' 10" x 10' 9" (3.3m x 3.28m)

Double glazed window to the front aspect. Coving to ceiling. Radiator.



SHOWER ROOM

Obscure double glazed window to the side aspect. Inset wash hand basin with vanity storage below. Fully tiled walk-in shower cubicle with thermostatic shower. Tiled walls. Radiator.



SEPARATE CLOAKROOM/WC

Obscure double glazed windows to the side aspect. WC with low level cistern.

LOUNGE 13' 9" x 12' 3" (4.19m x 3.73m)

Feature fireplace with inset fire. Coving to ceiling. Radiator. Open plan to



SITTING ROOM 13' 9" x 11' 5" (4.19m x 3.48m)

Double glazed window to the rear aspect. Double glazed window to the side aspect. Coving to ceiling. Radiator.



BREAKFAST ROOM 12' 2" x 8' 9" (3.71m x 2.67m)

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



KITCHEN 12' 3" max x 12' 2" max (3.73m x 3.71m)

Two double glazed windows to the side aspect. Base and eye level units. Marble effect roll end work surfaces. Inset stainless steel sink drainer unit. Tiled splash backs. Space for appliances. Wall mounted boiler. Built-in storage cupboards. Coving to ceiling. Open plan to



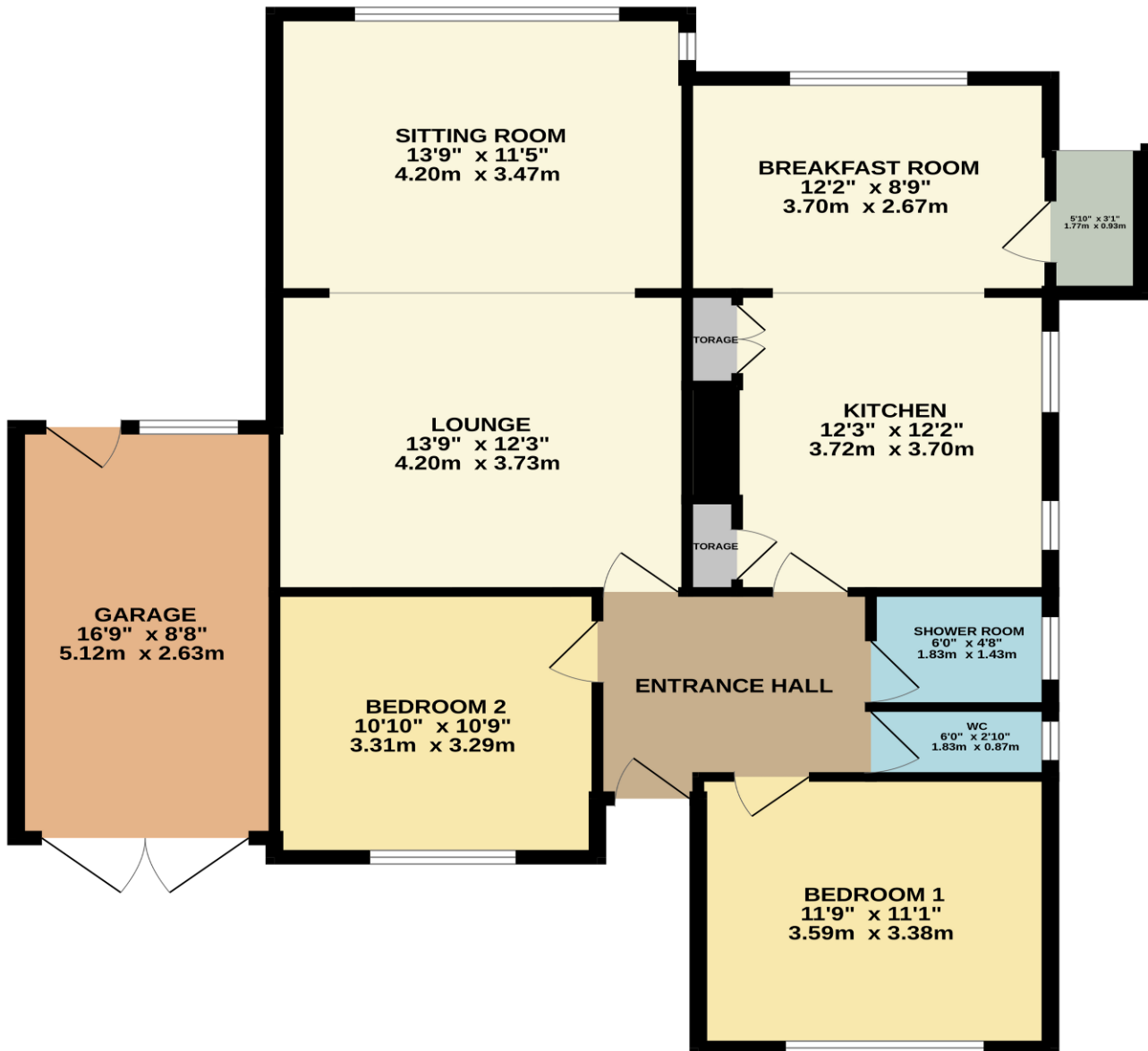
EXTERIOR

The **SUBSTANTIAL REAR GARDEN** measures **approximately 75' x 50' (22.86m x 15.24m)** and commences with large patio area leading to laid lawn. Spacious access on both sides, with gates to the front.



The **FRONTAGE** is set back from the road by **approximately 45' (13.72m)** and is crazy paved providing ample off-street parking and own In & Out driveway leading to **ATTACHED GARAGE** with double opening doors and personal door to rear garden

GROUND FLOOR
1100 sq.ft. (102.2 sq.m.) approx.



TOTAL FLOOR AREA : 1100 sq.ft. (102.2 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.
Made with Metropix ©2025