

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Southview Road, Hockley, SS5 5EF



Guide Price:
£450,000 - £475,000

Situated on the popular Broadlands Development is this extended two bedroom bay fronted semi detached bungalow having been improved to a very high specification throughout and on a wider than average plot. Externally there is a recently landscaped rear garden, attached garage and own driveway. Walking distance to local shops, schools and main line railway station. Viewing highly recommended.

Council Tax Band: C. EPC Rating: D.

Our Ref: 19966.

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Accommodation comprises:

Entrance via double glazed entrance door to entrance hall.

ENTRANCE HALL

Radiator. Coving to plastered ceiling.



BEDROOM ONE 14' 6" x 10' 9" (4.42m x 3.28m)

Double glazed bay window with custom fitted shutters to front aspect. Radiator.



BEDROOM TWO 12' 8" x 10' 8" (3.86m x 3.25m)

Double glazed window with custom fitted shutters to front aspect. Radiator. Coving to plastered ceiling.



BATHROOM

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



LOUNGE 13' 3" x 12' 1" (4.04m x 3.68m)

Feature fireplace. Coving to plastered ceiling with inset spotlights. French doors providing access to kitchen. Open plan to dining area.



CONSERVATORY 9' 5" x 7' 4" (2.87m x 2.24m)

Pitched roof. Double glazed windows to rear aspect. Double glazed French doors providing access to rear garden.



DINING AREA 10' 10" x 7' 4" (3.3m x 2.24m)

Radiator. Coving to plastered ceiling. Double glazed French doors providing access to conservatory.



L-SHAPED KITCHEN/BREAKFAST ROOM 20' 3" x 11' 9" (6.17m x 3.58m)

Double glazed window with custom fitted shutters to rear aspect. A comprehensive range of country style base and eye level units incorporating granite work surfaces with inset butler sink. Range cooker with extractor hood above. Tiled splash backs. Integrated dishwasher. Space for appliances. Tiled flooring. Coving to plastered ceiling with inset spotlights.



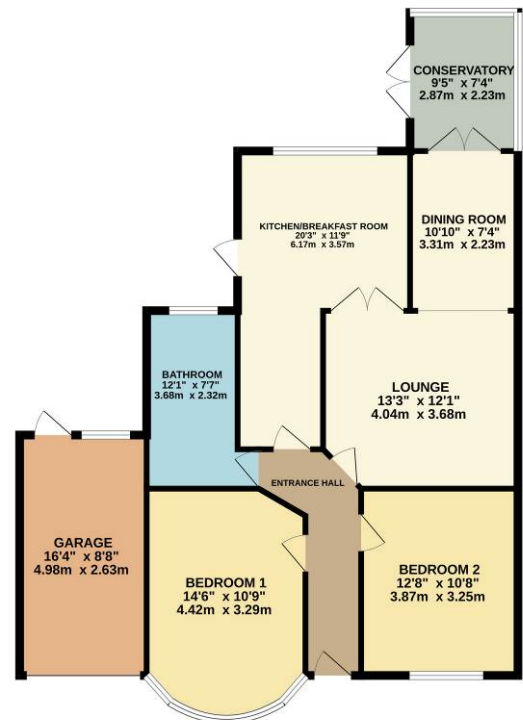
EXTERIOR.

A **recently landscaped REAR GARDEN** commencing with a resin bonded patio area with block paved edging. Low maintenance artificial grass. Sleeper borders. Shed to remain. Gate to side providing access to front.



The **FRONT** has own block paved driveway providing off street parking for several vehicles leading to **ATTACHED GARAGE** with power and lighting. Door to rear garden.

GROUND FLOOR
1064 sq.ft. (98.9 sq.m.) approx.



TOTAL FLOOR AREA: 1064 sq.ft. (98.9 sq.m.) approx.
Whilst every attempt 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 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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