

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Willow Bank, Galleywood, Chelmsford, CM2 8NX



Guide Price:
£450,000 - £475,000

Situated in a sought after cul de sac location within easy access of A12 is this stunning three bedroom semi detached house having recently undergone full refurbishment with modern fitted kitchen and bathroom, large lounge/diner to rear onto recently landscaped rear garden with office/outbuilding and own driveway providing off street parking for approximately two vehicles. Within walking distance to local amenities. Properties in this location are rarely available, therefore, viewing is highly recommended.

Council Tax Band: D. EPC Rating: D. Our Ref: 20042.

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Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance porch.

ENTRANCE PORCH

Door to entrance hall.

SPACIOUS ENTRANCE HALL

Stairs to first floor accommodation. Custom built storage cupboards. Vertical radiator. Wood effect flooring. Coving to plastered ceiling.



GROUND FLOOR SHOWER ROOM

Obscure double glazed window to front aspect. A three piece suite comprising tiled shower cubicle with thermostatic shower, inset wash hand basin with chrome mixer tap and vanity storage below and close coupled wc. Heated towel radiator. Tiled walls. Wood effect flooring.



KITCHEN/BREAKFAST ROOM 14' 5" x 8' 9" (4.39m x 2.67m)

Double glazed window to front aspect. A comprehensive range of modern base and eye level units incorporating wood effect roll top work surface with one and a half inset sink drainer unit with chrome mixer taps. Space for freestanding Range cooker with stainless steel extractor chimney above. Integrated eye level microwave. Feature brick tiled splash back. Under unit lighting. Further integrated appliances. Access to under stairs storage cupboard. Tiled flooring with under floor heating. Plastered ceiling.



LOUNGE/DINER 17' 1" x 16' 2" (5.21m x 4.93m)

Double glazed patio doors providing access to rear garden. Radiator. Wood effect flooring. Coving to plastered ceiling.



BEDROOM TWO 12' 1" x 9' 4" (3.68m x 2.84m)

Double glazed window to rear aspect. Radiator. Coving to plastered ceiling.



SPACIOUS FIRST FLOOR LANDING

Over stairs storage cupboard.



BEDROOM THREE 12' 1" x 6' 10" (3.68m x 2.08m)

Double glazed window to rear aspect. Feature wood panelled walls. Radiator. Coving to plastered ceiling.



BEDROOM ONE 16' 2" x 11' 6" (4.93m x 3.51m)

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



Obscure double glazed window to side aspect. A three piece suite comprising panelled bath with thermostatic shower over and concertina shower screen, wall hung vanity unit with inset wash hand basin and chrome mixer tap and back to wall wc. Heated towel radiator. Tiled walls. Complimentary tiled flooring. Plastered ceiling.



The **REAR GARDEN** has been recently landscaped with large patio area with sleeper borders and steps up to garden. Laid to lawn. Door to **OFFICE/OUTBUILDING 9' 6" x 7' 5" (2.9m x 2.26m)** Wood effect flooring. Plastered ceiling with inset spotlighting. Door through to garage providing **storage space and measures 9' 5" x 7' 5" (2.87m x 2.26m)** with up and over door to front.



The **FRONT** has own resin bonded driveway providing off street parking for two/three vehicles.

