

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Chatsworth Gardens, Hockley, SS5 4UB



Guide Price £300,000 - £325,000

Situated on the popular Betts Farm Development is this two bedroom semi detached house with open plan kitchen/breakfast room to the rear opening into conservatory, own driveway providing off street parking and detached garage. Within very close walking distance to mainline railway station, schools and shops.

Viewing highly recommended. Council Tax Band: C.

EPC Rating: D. Our Ref: 20043.

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Accommodation comprises:

Entrance via double glazed entrance door to entrance porch.

ENTRANCE PORCH

Opening through to lounge.

LOUNGE 14' 6" x 12' 7" (4.42m x 3.84m)

Double glazed window to front aspect. Stairs to first floor accommodation. Radiator. Wood effect flooring. Coving to plastered ceiling. Door to kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM 12' 7" x 7' 11" (3.84m x 2.41m)

Double glazed window to rear aspect. Double glazed door providing access to conservatory. A range of Shaker style base and eye level units incorporating work surface with stainless steel sink drainer unit. Integrated electric oven. Electric hob with extractor chimney above. Tiled splash backs. Space and plumbing for appliances. Space for freestanding fridge freezer. Radiator. Wood effect flooring. Coving to plastered ceiling.



CONSERVATORY 12' 7" x 6' 5" (3.84m x 1.96m)

Double glazed windows to rear aspect. Double glazed French doors providing access to rear garden. Wood effect flooring.



FIRST FLOOR LANDING



BEDROOM ONE 12' 7" x 9' 7" (3.84m x 2.92m)

Double glazed window to front aspect. Radiator. Double opening storage cupboard. Wood effect flooring. Textured ceiling.



BEDROOM TWO 12' 7" x 6' 8" (3.84m x 2.03m)

Double glazed window to rear aspect. Radiator. Wood effect flooring. Plastered ceiling.



BATHROOM

Obscure double glazed window to side aspect. A three piece suite comprising panelled bath with shower over, tiled surround and glass shower screen, inset wash hand basin with vanity storage below and close coupled. Chrome heated towel radiator. Wood effect flooring.



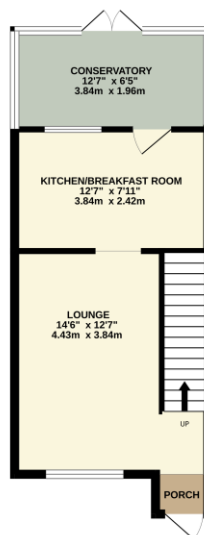
EXTERIOR.

A **TIERED REAR GARDEN** commencing with patio area with steps down to garden. Laid to lawn with flower and shrub borders. Gate providing access to front.



The **FRONT** has own driveway providing off street parking leading to **DETACHED GARAGE** with electric roller door.

GROUND FLOOR
372 sq ft. (34.6 sq.m.) approx.



1ST FLOOR
283 sq ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA: 655 sq ft. (60.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms, windows, doors and other details are approximate and are not intended to be used for any purpose other than as a guide. The plan is not intended to be used for any purpose other than as a guide. The plan is not intended to be used for any purpose other than as a guide. The plan is not intended to be used for any purpose other than as a guide.

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.