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**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Main Road, Hockley, SS5 4QS



**Guide Price:**  
**£350,000 - £375,000**

Situated within the heart of Hockley via a gated private road is this two/three bedroom semi detached chalet having own driveway providing off street parking for two/three vehicles, rear garden measuring approximately 60ft opening up to 35ft. Offering potential for extension to ground and first floor, subject to the usual planning consents. Within close walking distance to shops, schools and mainline railway station.  
NO ONWARD CHAIN. Viewing advised. Council Tax Band: C.  
EPC Rating: D. Our Ref: 20046.

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

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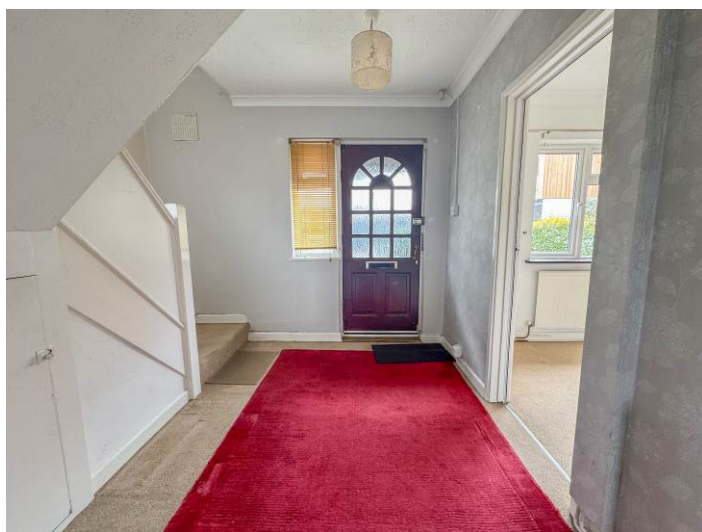


Accommodation comprises:

Entrance via hardwood glazed entrance door to entrance hall.

### ENTRANCE HALL

Stairs to first floor accommodation with under stairs storage cupboard. Radiator. Coving to ceiling.



### DINING ROOM/BEDROOM THREE 11' 5" x 11' 5" (3.48m x 3.48m)

Double glazed window to front aspect. Radiator.



### LOUNGE 15' 1" x 11' 5" (4.6m x 3.48m)

Double glazed window to rear aspect. Feature fireplace with inset fire. Radiator. Coving to textured ceiling.



### KITCHEN 9' 9" x 8' 5" (2.97m x 2.57m)

Double glazed window to side aspect. Door providing access to rear garden. A range of base and eye level units incorporating roll top work surface with inset stainless steel sink drainer unit. Space for freestanding cooker. Space and plumbing for appliances. Breakfast bar. Tiled flooring.



### GROUND FLOOR SHOWER ROOM

Obscure double glazed window to side aspect. A two piece suite comprising tiled shower cubicle with thermostatic shower and inset wash hand basin with vanity storage below.



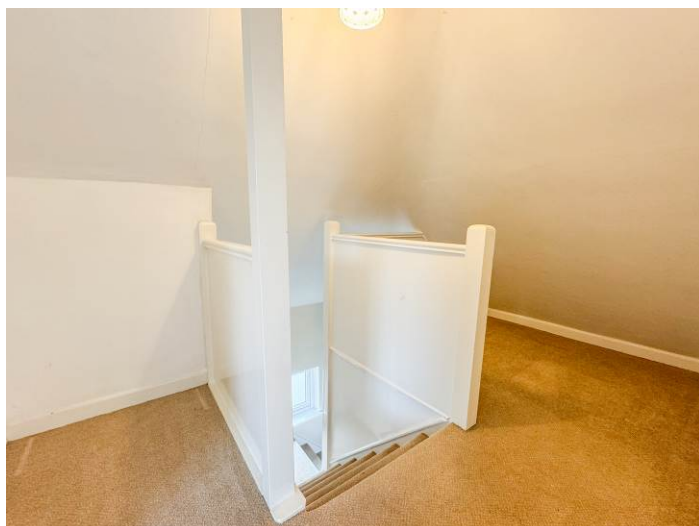
### SEPARATE WC

Obscure double glazed window to side aspect. Close coupled wc.



### SPACIOUS FIRST FLOOR LANDING

Double glazed window to side aspect. Study area. Eaves storage cupboard.



### BEDROOM ONE 14' 8" x 12' 5" (4.47m x 3.78m)

Double glazed window to rear aspect. Radiator. Eaves storage cupboard. Coving to textured ceiling.



### EXTERIOR.

The **REAR GARDEN** measures approximately 60ft opening up to x 35ft in width (18.29m x 10.67m) and wraps to the side of the property. Laid to lawn. A selection of mature flower, shrub and tree borders. Fencing to all boundaries. Gate providing access to the front.



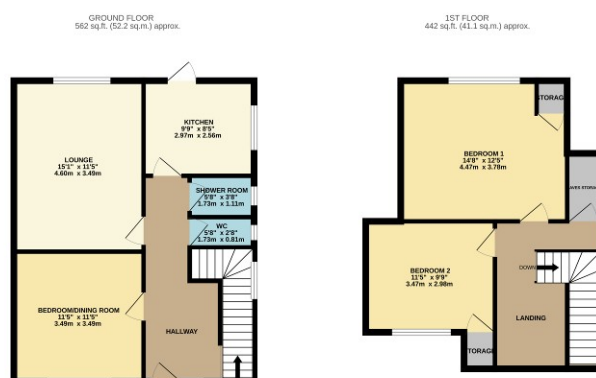
The **FRONT** has own driveway providing off street parking for two/three vehicles.

### Agents Note:

As previously mentioned there is potential for extension to ground and first floor, subject to the usual planning consents.

### BEDROOM TWO 11' 5" x 9' 9" (3.48m x 2.97m)

Double glazed window to front aspect. Radiator. Eaves storage cupboard. Textured ceiling.



TOTAL FLOOR AREA: 1004 sq. ft. (93.2 sq. m.) approx.  
While every effort has been made to ensure the accuracy of the above information, the Seller makes no representation or warranty as to the accuracy of the above information. The plan is for guidance only and should be used in conjunction with the particulars. The actual layout and dimensions may vary from those shown on the plan. The plan is not to be used for any other purpose.

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