

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## The Spinneys, Hockley, SS5 4PW



**Guide Price:**  
**£450,000 - £475,000**

Situated in a much sought after location is this two good size bedroom semi-detached bungalow benefiting from having spacious lounge, SOUTH FACING rear garden and integral garage. Very close walking distance to local shops, schools, mainline railway station and Hockley Woods. OFFERED WITH NO ONWARD CHAIN.

Council Tax Band: D. EPC Rating:E.

Ref 19999

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

[sales@wdhockley.com](mailto:sales@wdhockley.com) | [sales@wdbenfleet.com](mailto:sales@wdbenfleet.com) | [lettings@wdlets.com](mailto:lettings@wdlets.com)  
01702 200666 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)





Entrance under Storm Porch with double glazed entrance door to

### ENTRANCE HALL

Double glazed window to the front aspect. Plastered ceiling. Inset spot lights. Radiator.



### BATHROOM 9' 4" x 8' (2.84m x 2.44m)

Two obscure double glazed windows to the rear aspect. WC with concealed cistern. Inset wash hand basin with vanity storage below. Panelled bath with shower over and shower screen. Large airing cupboard housing hot water tank. Tiled floor. Tiled walls. Heated towel radiator.



### KITCHEN 15' 7" x 11' 4" (4.75m x 3.45m)

Double glazed window to the rear aspect. Doubled glazed door providing access to rear garden. Range of base and eye level units. Roll edge work surfaces. Inset stainless steel sink drainer unit. Space for free standing cooker. Space for appliances. Two built-in storage cupboards. Wood effect laminate flooring. Tiled walls. Radiator.



### LOUNGE 18' 8" x 16' 3" (5.69m x 4.95m)

Double glazed window to the rear aspect. Double glazed door providing access to rear garden. Serving hatch through to kitchen. Radiator.





### BEDROOM ONE 11' 11" x 11' 11" (3.63m x 3.63m)

Double glazed window to the front aspect. Two built-in cupboards. Radiator.



### BEDROOM TWO 11' 11" x 11' 9" (3.63m x 3.58m)

Double glazed window to the front aspect. Two built-in cupboards. Wood effect floor. Radiator.



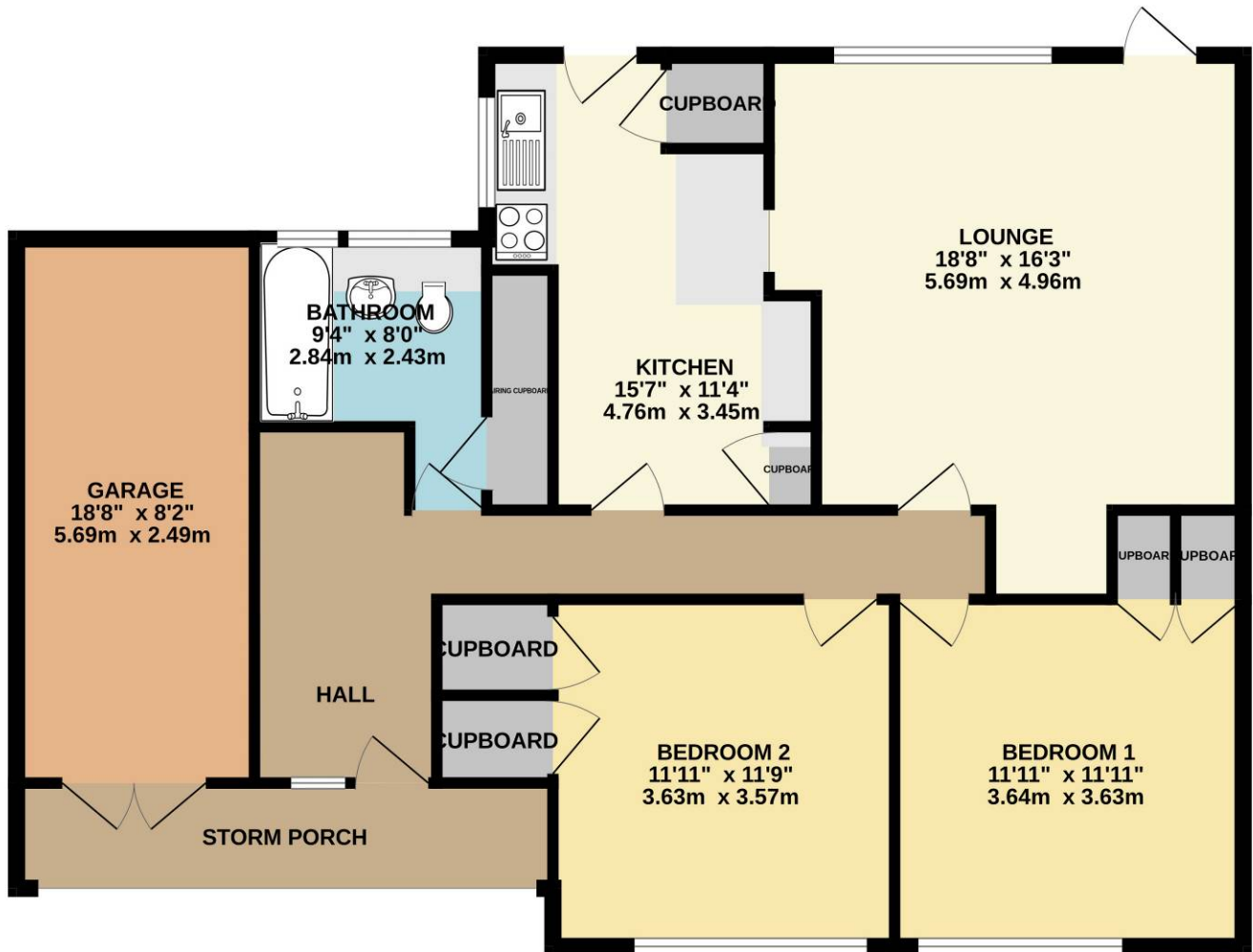
### EXTERIOR

The **SOUTH FACING REAR GARDEN** measures approximately 50ft x 50ft (15.24m x 15.24m) and commences with paved patio leading to laid lawn. Shrubs and flower borders. **SHED** to remain. Gate to side providing access to front.



The **FRONT** has own block paved driveway providing off-street parking for up to four vehicles which in turn leads to **INTEGRAL GARAGE 18' 8" x 8' 2" (5.69m x 2.49m)** with double opening doors, power and lighting.

GROUND FLOOR  
1148 sq.ft. (106.7 sq.m.) approx.



TOTAL FLOOR AREA : 1148 sq.ft. (106.7 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