

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Orchard Avenue, Hockley, SS5 5BE



Guide Price:
£450,000 - £475,000

Situated in a popular area of Hockley is this three bedroom detached bungalow sitting on a large plot with spacious lounge, south facing rear garden and off street parking for three vehicles. Close to local shops, amenities and main line railway station to London, Liverpool Street.

NO ONWARD CHAIN. Council Tax Band: D.
EPC Rating: TBC. Our Ref: 19928.

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Accommodation comprises:

Entrance via entrance door to entrance hall.

ENTRANCE HALL

Radiator. Doors to all rooms.



BEDROOM TWO 11' 4" x 10' 11" (3.45m x 3.33m)

uPVC double glazed window to side aspect. Small cupboard. Radiator.



BEDROOM THREE 7' 6" x 7' 6" (2.29m x 2.29m)

uPVC double glazed window to front aspect. Radiator.



BEDROOM ONE 12' 9" x 11' 4" (3.89m x 3.45m)

uPVC double glazed bay window to front aspect. Curved radiator into bay.



LOUNGE 15' 1" x 12' 4" (4.6m x 3.76m)

uPVC double glazed French doors with two side windows providing access to rear garden. Feature fireplace. Two radiators.



KITCHEN 12' 4" x 9' 2" (3.76m x 2.79m)

uPVC double glazed windows to side aspect. Door providing access to rear garden. A comprehensive range of base and eye level units incorporating work surface with stainless steel sink with mixer tap and drainer unit. Plumbing and space for washing machine. Space for appliances. Wall mounted boiler. Vinyl flooring.



SHOWER ROOM

Obscure uPVC double glazed window to side aspect. A three piece suite comprising shower, pedestal wash hand basin and close coupled wc. Part tiled walls. Wall mounted body dryer. Radiator.



EXTERIOR.

A SOUTH FACING REAR GARDEN measuring approximately 50ft x 50ft (15.24m x 15.24m)

commencing with block paved patio area leading to garden. Laid to lawn. Mature trees. Fencing to boundaries. Shed. A seating area with artificial grass to the right-hand side. Access to front from both sides.



The **FRONT** has off street parking for three vehicles. Block paving to the side. Pathway to front of house with grass either side. Low wall to front boundary.

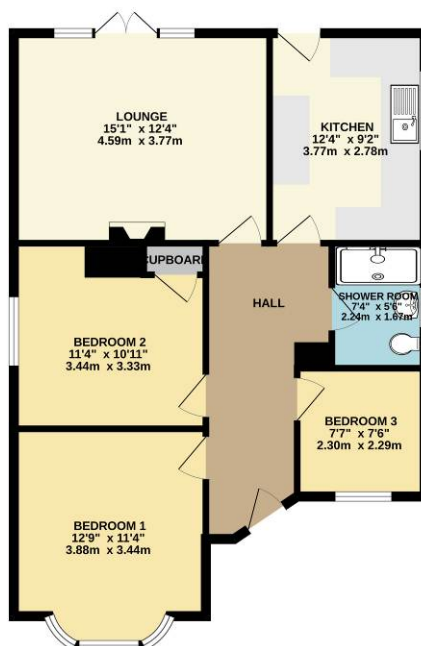


Agents Note:

The property has potential to extend to the side, subject to the usual planning consents.



GROUND FLOOR
745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq.ft. (69.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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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