

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Broad Walk, Hockley, SS5 5DG



**Guide Price £450,000 - £475,000**

Situated on the popular Broadlands development is this immaculate four double bedroom semi-detached chalet, vastly improved by the current owners, offering open plan living accommodation to the ground floor, two ground floor bedrooms with en suite to master bedroom, ground floor family bathroom, cloakroom/wc to the first floor, stunning rear garden measuring approximately 90ft and own driveway. Walking distance to all local amenities.

Council Tax Band: C. EPC Rating: E.  
Ref 20148

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Entrance via double glazed entrance door to **ENTRANCE HALL**

Stairs to first floor accommodation. Wood effect flooring. Plastered ceiling. Radiator.



**GROUND FLOOR BEDROOM ONE 14' 9" (into bay) x 10' 9" (4.5m x 3.28m)**

Double glazed bay window to the front aspect. Plastered ceiling. Radiator.



**EN SUITE 7' 1" x 6' 2" (2.16m x 1.88m)**

WC with low level cistern. Pedestal wash hand basin. Fully tiled shower cubicle with thermostatic shower. Under stairs storage area. Tiled floor.



**GROUND FLOOR BEDROOM TWO 12' 5" x 10' 2" (3.78m x 3.1m)**

Double glazed window to the front aspect. Textured ceiling. Radiator.



**GROUND FLOOR FAMILY BATHROOM 9' x 6' 3" (2.74m x 1.91m)**

Obscure double glazed window to the side aspect. WC with concealed cistern. Inset wash hand basin with vanity storage below. Panelled bath with chrome mixer tap, shower attachment and tiled surround. Fully tiled shower cubicle with thermostatic shower. Wood effect flooring. Plastered ceiling. Inset spot lights. Heated towel radiator.





**LOUNGE AREA 17' 7" max x 12' 4" max (5.36m x 3.76m)**

Feature fireplace with inset fire. Wood effect flooring. Plastered ceiling. Radiator. Open plan through to



**KITCHEN/BREAKFAST ROOM 23' 9" x 10' 8" (7.24m x 3.25m)**

Double glazed window to the rear aspect. Double glazed sliding patio doors providing access to the rear garden. Comprehensive range of modern high gloss base and eye level units. Marble effect work surfaces. Inset one and half sink drainer unit. Space for free standing Range cooker with extractor chimney above. Tiled splash backs. Integrated appliances. Space for free standing fridge/freezer. Wood effect flooring. Plastered ceiling. Inset spot lights. Radiator.



**FIRST FLOOR ACCOMMODATION**

**LANDING**

Double glazed window to the side aspect. Eaves storage cupboard. Plastered ceiling.



**BEDROOM THREE 14' 6" x 8' 8" (4.42m x 2.64m)**

Double glazed window to the rear aspect. Plastered ceiling. Radiator.



Double glazed window to the front aspect. Eaves storage. Plastered ceiling. Radiator.



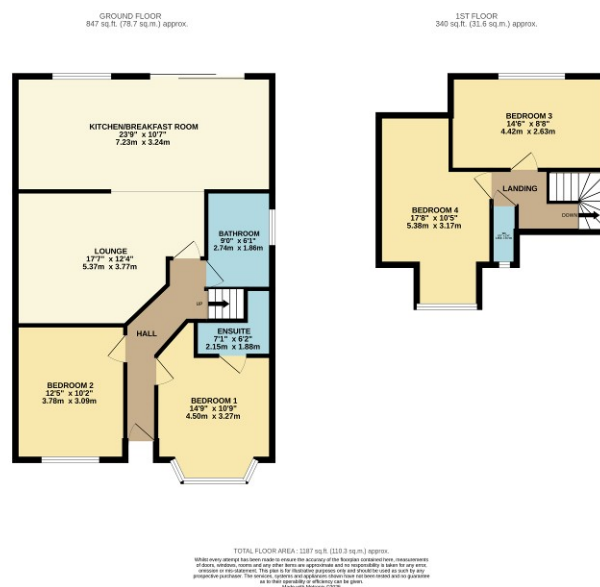
Obscure double glazed Velux window to the front aspect.  
WC with low level cistern. Wall mounted wash hand basin.  
Wood effect flooring. Heated towel radiator.



The **STUNNING REAR GARDEN** measures approximately 90' (27.43m) commences with decking area with step down to laid lawn. Selection of mature flowers and shrubs. Further hardstanding area with wood pergola providing perfect outdoor seating and entertainment area. Side gate providing access to the front.



The **FRONT** has slate area providing off-street parking for at least two vehicles with shared driveway to the side.



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.