

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Willow Close, Hockley, SS5 5DH



Guide Price:
£400,000 - £425,000

Situated on the popular Broadlands Development, occupying a corner position within a quiet cul de sac, is this 1930s style bay fronted semi detached house. Offering versatile living accommodation with sweeping wraparound rear garden and own driveway providing off street parking. Within walking distance to local shops, schools and mainline railway station. Viewing advised. Council Tax Band: D. EPC Rating: D. Our Ref: 20111.

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

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com



Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance porch.

ENTRANCE PORCH

Further glazed door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation with under stairs storage cupboard. Radiator. Wood flooring. Plastered ceiling.



LOUNGE/DINER 28' 3" x 11' 8" (8.61m x 3.56m)

Double glazed bay window to front aspect. Feature fireplace with inset fire. Radiator. Plastered ceiling.



DINING AREA

Double glazed patio doors providing access to conservatory. Radiator. Plastered ceiling.



KITCHEN 9' 8" x 6' 10" (2.95m x 2.08m)

Double glazed window to side aspect. Double glazed door providing access to conservatory. A range of base and eye level units incorporating roll top granite effect work surface with inset stainless steel sink drainer unit. Integrated twin eye level electric oven. Gas hob with extractor chimney above. Space and plumbing for appliances. Wall mounted boiler. Wood flooring.



CONSERVATORY 18' 6" max x 6' 8" max (5.64m x 2.03m)

Double glazed patio doors providing access to rear garden. Double glazed door providing access to rear garden. Wood effect flooring. Door to ground floor wc.



GROUND FLOOR WC

A two piece suite comprising wash hand basin and close coupled wc. Radiator.

FIRST FLOOR LANDING

Double glazed window to side aspect.



BEDROOM ONE 15' 4" x 11' (4.67m x 3.35m)

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



BEDROOM TWO 13' x 11' (3.96m x 3.35m)

Double glazed window to rear aspect. Built in storage cupboard. Radiator. Textured ceiling.



BEDROOM THREE 9' 3" x 7' 6" (2.82m x 2.29m)

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

Obscure double glazed window to rear aspect. A three piece suite comprising large corner walk in shower cubicle with thermostatic shower, inset wash hand basin with vanity storage below and close coupled wc. Heated towel radiator. Wood effect flooring. Tiled walls. Plastered ceiling.

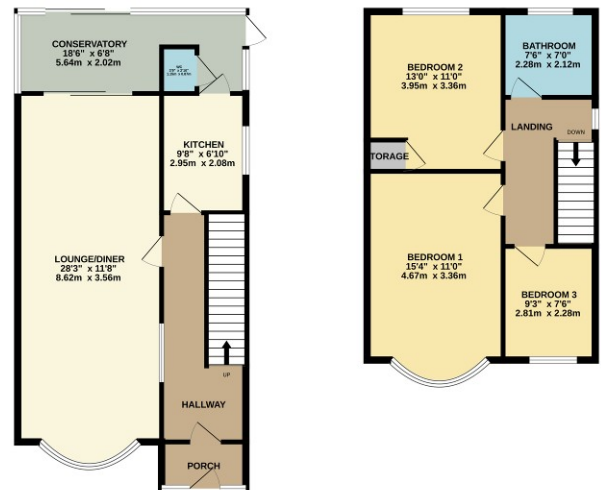


The property occupies a corner position within the cul de sac giving a **SWEEPING CORNER PLOT POSITION GARDEN** with an approximate width of 60ft (18.29m) commencing with decked area with balustrade. Steps down to garden. Artificial lawn with flower and shrub borders. Pathway leading to further raised decking area. Gate providing access to front.



GROUND FLOOR
682 sq.ft. (63.4 sq.m.) approx.

1ST FLOOR
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA: 1216 sq ft. (112.9 sq m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.

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