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**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Greensward Lane, Hockley, SS5 5HA



**Guide Price:**  
**£500,000 - £525,000**

Situated in the heart of Hockley is this substantial three bedroom detached bungalow with a rear garden measuring approximately 85ft and large sweeping driveway providing off street parking for several vehicles. Offering versatile living accommodation with recently modernised large lounge with bar area to rear, open plan kitchen/breakfast room and en suite to master bedroom. Within very close walking distance to mainline railway station, local shops and schools. Viewing advised.  
Council Tax Band: E. EPC Rating: D. Our Ref: 20235.

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Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance porch.

### ENTRANCE PORCH

Leading to entrance hall.

### ENTRANCE HALL

Radiator. Wood flooring. Coving to plastered ceiling with inset LED spotlighting.



### BEDROOM ONE 12' 10" x 10' 6" (3.91m x 3.2m)

Double glazed bay window to front aspect. Radiator. Wood flooring. Plastered ceiling with inset spotlighting. Door to en suite.



### LUXURY FITTED EN SUITE

A three piece suite comprising enclosed panelled bath with thermostatic shower with waterfall head over and full height glass shower screen, inset wash hand basin with chrome mixer tap, tiled splash back and vanity storage below and back to wall wc. Chrome heated towel radiator. Plastered ceiling. Tiled flooring. Part tiled walls.



### BEDROOM TWO 13' 2" x 11' (4.01m x 3.35m)

Double glazed window to front aspect. Fitted wardrobes to one wall. Radiator. Coving to plastered ceiling.





### SHOWER ROOM

A three piece suite comprising double walk in shower cubicle with drying area, thermostatic shower and full height glass shower screen, inset wash hand basin with substantial vanity storage and close coupled wc. Heated towel radiator. Tiled walls. Tiled flooring. Coving to ceiling.



### KITCHEN 14' 11" x 9' 8" (4.55m x 2.95m)

Double glazed window to side aspect. A comprehensive range of base and eye level units incorporating granite work surface with inset sink drainer. Space and plumbing for appliances. Space for freestanding cooker with extractor above. Tiled splash backs. Wood effect flooring. Open plan through to dining area. Door to bedroom three.



### BEDROOM THREE 9' 8" x 8' 9" (2.95m x 2.67m)

Double glazed window to side aspect. Radiator. Plastered ceiling.



### DINING AREA 10' 1" x 9' 8" (3.07m x 2.95m)

Double glazed window to rear aspect. Feature panelled wall. Plastered ceiling with inset spotlighting. Radiator. Wood effect flooring. French doors providing access to lounge.





**LOUNGE 21' 8" x 14' (6.6m x 4.27m)**

Double glazed window to rear aspect. Double glazed French doors providing access to rear garden. Feature media wall with inset electric fire with featured panelling to either side. Plastered ceiling. Radiator.



**BAR AREA** with exposed brick work with access to bar area housing further storage cupboard.

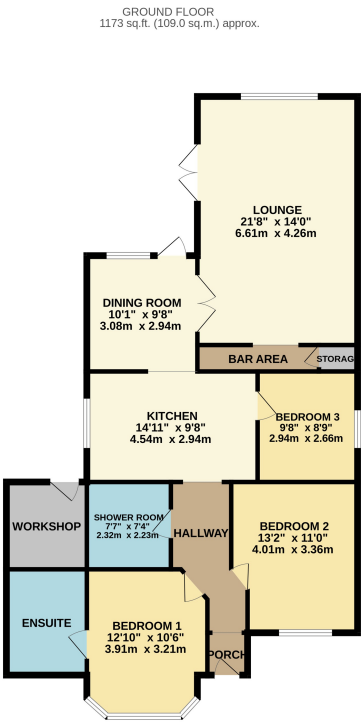


**EXTERIOR.**

The **REAR GARDEN** measures approximately 85ft (25.91m) commencing with large sweeping patio area leading to garden. Beautifully laid to lawn with a mature selection of flowers, shrubs and trees. **BRICK BUILT GARDEN OFFICE 9' 7" x 9' 5" (2.92m x 2.87m)** uPVC double glazed doors. Power and lighting.



The **FRONT** has own driveway providing off street parking for several vehicles.



TOTAL FLOOR AREA: 1173 sq.ft. (109.0 sq.m.) approx.  
Whilst 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 errors, omissions or misstatements. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. 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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