

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Broadlands Road, Hockley, SS5 5DS



Guide Price:
£425,000 - £450,000

Situated on the popular Broadlands Development is this immaculate three bedroom semi detached house with large lounge, large dining room, good size bedrooms, off street parking for three/four vehicles, garage and a 75ft south facing rear garden.

Close to local shops, schools and mainline railway station.

Viewing highly recommended. Council Tax Band: D.

EPC Rating: TBC. Our Ref: 20267.

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Accommodation comprises:

Entrance via composite entrance door with windows to side to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation with under stairs storage cupboard. Radiator. Karndean flooring. Doors to wc and lounge. Folding doors to kitchen.



GROUND FLOOR WC

Obscure double glazed window to front aspect. A two piece suite comprising inset wash hand basin with vanity storage below and close coupled wc. Towel rail radiator. Tiled flooring. Part tiled walls.



LOUNGE 14' 2" x 11' 3" (4.32m x 3.43m)

uPVC double glazed window to front aspect. Feature electric fireplace. Radiator.



KITCHEN 13' 10" x 6' 11" (4.22m x 2.11m)

uPVC double glazed window to rear aspect. A range of base and eye level units incorporating roll edge work surface with inset sink with mixer tap and drainer unit. Integrated double oven. Gas hob with extractor fan. Space and plumbing for washing machine. Splash back tiling. Larder cupboard. Boiler. Vinyl flooring. Door to dining room.



DINING ROOM 13' 10" x 11' 3" (4.22m x 3.43m)

uPVC double glazed French doors with windows either side providing access to rear garden. Radiator. Vinyl flooring.



FIRST FLOOR LANDING

Double glazed window to side aspect. Access to loft which is half boarded and has lighting. Doors to bedrooms and bathroom.

BATHROOM

Obscure double glazed window to rear aspect. A three piece suite comprising panelled bath with over head shower, inset sink with vanity storage below and close coupled wc. Part tiled walls. Radiator.



BEDROOM TWO 11' 8" x 11' 3" (3.56m x 3.43m)

uPVC double glazed window to rear aspect. Radiator.



BEDROOM ONE 15' 10" x 11' 3" (4.83m x 3.43m)

uPVC double glazed bay window to front aspect. Built in wardrobes. Radiator.



BEDROOM THREE 9' x 7' 2" (2.74m x 2.18m)
uPVC double glazed window to front aspect. Radiator.



EXTERIOR.

A SOUTH FACING REAR GARDEN measuring approximately 75ft (22.86m) commencing with decking area with steps down to patio. Laid to lawn. **GARDEN ROOM.** Door to garage. Side gate providing access to front.



The **FRONT** has crazy paving providing off street parking for three/four vehicles leading to a **SHARED DRIVEWAY** leading to **GARAGE**.

