

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Merryfields Avenue, Hockley, SS5 5AN



Guide Price:
£400,000 - £425,000

Situated in the heart of Hockley, within close walking distance to mainline railway station, Plumberow Primary and Greensward Sixth Form academies, occupying a spacious corner plot position is this three bedroom semi detached house, with own driveway providing off street parking for several vehicles and attached garage. Offering potential for extension to the side due to its generous wider than average, subject to the usual planning consents.

OFFERED WITH NO ONWARD CHAIN.

Council Tax Band: C. EPC Rating: TBC. Our Ref: 20277.

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 double glazed double doors providing access to entrance hall.

SPACIOUS ENTRANCE HALL

Stairs to first floor accommodation with under stairs storage cupboard. Radiator. Wood effect flooring. Textured ceiling. Doors to lounge/diner.



LOUNGE/DINER 23' 7" x 11' 1" (7.19m x 3.38m)

Double glazed window to front aspect. Feature fireplace with inset log burner. Coving to textured ceiling.



DINING AREA

Double glazed patio doors providing access to conservatory. Serving hatch through to kitchen. Radiator.



KITCHEN 11' 7" x 8' 5" (3.53m x 2.57m)

Double glazed windows to rear aspect. Double glazed door providing access to conservatory. A modern comprehensive range of base and eye level units incorporating roll top work surface with complimentary upstand and circular stainless steel sink drainer unit. Water softener. Integrated electric oven with integrated microwave. Gas hob with stainless steel extractor above. Integrated fridge freezer. Integrated dishwasher. Textured ceiling. Tiled flooring.



CONSERVATORY 17' 6" x 9' (5.33m x 2.74m)

Double glazed windows to rear aspect. Double glazed French doors providing access to rear garden. Radiator. Tiled flooring.



FIRST FLOOR LANDING

Feature double glazed stained glass window to side aspect. Access to loft. Textured ceiling.



BEDROOM ONE 13' 2" x 11' 1" (4.01m x 3.38m)

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



BEDROOM TWO 11' 1" x 10' 5" (3.38m x 3.18m)

Double glazed window to rear aspect. Over bed storage. Radiator. Textured ceiling.



BEDROOM THREE 10' 3" x 7' 4" (3.12m x 2.24m)

Double glazed window to front aspect. Over stairs storage cupboard. Radiator. Textured ceiling.



SHOWER ROOM

Obscure feature double glazed stained glass window to rear aspect. Obscure double glazed window to side aspect. A three piece modern suite comprising double walk in shower cubicle with thermostatic shower, inset wash hand basin with chrome mixer tap and vanity storage below and back to wall wc. Radiator. Tiled flooring. Marble tiled walls. Plastered ceiling with inset LED spotlighting.



The **FRONT** has a driveway providing off street parking for several vehicles leading to **ATTACHED GARAGE** with electric roller up and over door. Power and lighting. Door to WC comprising wall mounted wash hand basin and close coupled wc.

Agents Note:

The property offers potential for extension to the side, subject to the usual planning consents.



TOTAL FLOOR AREA: 1184 sq ft (110.0 sq m.) approx.
Measurements are taken to the internal face of the walls and doors. Measurements of doors, windows, stairs and any other built-in features are approximate and no responsibility is taken for any error or misstatement. This plan is for guidance only and should be used in conjunction with the property particulars. The services, fixtures and appliances shown have not been tested and no guarantee is made as to their condition or efficiency can be given.
Made with Metrepro 10/20

EXTERIOR.

The property sits on a wider than average corner position with a spacious rear garden wrapping around the property and measures approximately 70ft (21.34m) wide. Beautifully laid to lawn with sleeper borders with mature flower and shrubs. Further **SIDE PATIO** providing a perfect outdoor entertainment space. Door to garage. Gate providing access to front.



Consumer Protection from Unfair Trading Regulations 2008.

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.