

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Westbourne Close, Hockley, SS5 5EA



Guide Price:
£475,000 - £500,000

Situated on the popular Broadlands estate, on a larger than average corner plot position backing onto fields, is this semi detached bungalow. Having been recently refurbished to a high standard with large lounge, large dining area, modern fitted kitchen, separate utility room, four good size bedrooms, modern fitted bathroom and off street parking. Close to local shops, amenities, mainline railway station and within walking distance of Greensward Academy.

NO ONWARD CHAIN. Council Tax Band: D.

EPC Rating: TBC. Our Ref: 20335.

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Accommodation comprises:

Entrance under **STORM PORCH** via uPVC double glazed lead light French doors to entrance hall.

ENTRANCE HALL

Storage cupboard. Plastered ceiling. Access to loft. Doors to bedroom one, dining room, bathroom, utility room, bedroom two and bedroom four.



BEDROOM ONE 17' x 11' 2" (5.18m x 3.4m)

uPVC double glazed bay window to front aspect. Radiator.



DINING AREA 14' 10" x 12' 5" (4.52m x 3.78m)

Door to bedroom three. Coving to plastered ceiling. Open to kitchen. Open to lounge.



LOUNGE 12' 8" x 10' 1" (3.86m x 3.07m)

uPVC double glazed window to front aspect. Radiator. Coving to plastered ceiling.



BEDROOM THREE 10' 11" x 7' 2" (3.33m x 2.18m)

uPVC double glazed window to rear aspect. Radiator. Plastered ceiling.



KITCHEN 10' 11" x 7' 8" (3.33m x 2.34m)

Two uPVC double glazed window to side and rear aspects. uPVC double glazed door providing access to rear garden. A comprehensive range of modern base level units incorporating roll edge work surface with inset stainless steel sink drainer unit. Integrated oven. Induction hob with extractor hood above. Combination boiler (three years old). Laminate flooring.



BATHROOM

Obscure uPVC double glazed window with blinds to rear aspect. A three piece suite comprising panelled bath, corner shower, comprising inset sink with vanity storage below and close coupled wc. Storage cupboard.



UTILITY ROOM 9' x 5' 11" (2.74m x 1.8m)

uPVC double glazed window to rear aspect. A range of base level units incorporating wood work surface with inset stainless steel sink unit. Plumbing and space for washing machine and tumble dryer. Splash backs. Opening to inner hallway.



INNER HALLWAY

uPVC double glazed door providing access to rear garden. Door to wc.

WC

Obscure uPVC double glazed window to rear aspect. Close coupled wc.

BEDROOM TWO 13' 2" x 13' (4.01m x 3.96m)

uPVC double glazed window to front aspect. Two small uPVC double glazed windows to side aspect. Radiator. Plastered ceiling.



BEDROOM FOUR 9' 1" x 7' 2" (2.77m x 2.18m)
uPVC double glazed window to side aspect. Radiator.



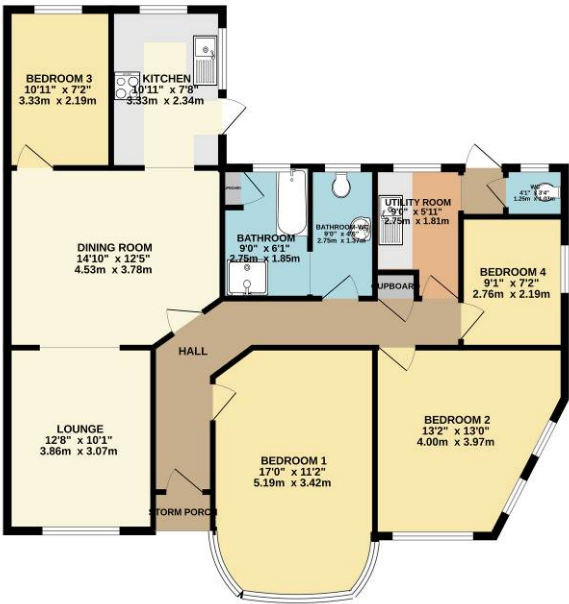
EXTERIOR.

The **REAR GARDEN** measures approximately 42ft (12.8m) at its maximum by 80ft (12.8m x 24.38m) long and wraps around the property commencing with a shingled patio area. Fencing to boundaries. Backing onto fields at the rear. Raised flower bed.



The **FRONT** has a shingled driveway providing off street parking for approximately four vehicles together with parking to the side.

GROUND FLOOR
1157 sq.ft. (107.5 sq.m.) approx.



TOTAL FLOOR AREA: 1157 sq.ft. (107.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error or misstatement. This plan is for guidance purposes only and should not be used as 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.
Made with floorplan 12/12/25