

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Blenheim Close, Hockley, SS5 5AX



£375,000

Situated in a quiet cul de sac position, within close walking distance to local shops, Plumberow Primary Academy, Greensward Sixth Form academy and main line railway station with links to London, Liverpool Street, is this three bedroom semi detached house.

Externally having an integral garage, own driveway providing off street parking and secluded low maintenance rear garden.

Viewing advised. Council Tax Band: C.

EPC Rating: TBC. Our Ref: 20370.

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

Obscure windows to front aspect. Coving to ceiling. Door to lounge.



LOUNGE 15' 4" x 12' 3" (4.67m x 3.73m)

Double glazed window to front aspect. Stairs to first floor accommodation. Feature brick built fireplace. Radiators. Coving to ceiling. Open plan to dining room.



DINING ROOM 9' 9" x 9' 1" (2.97m x 2.77m)

Double glazed patio doors providing access to rear garden. Radiator. Coving to ceiling. Archway through to kitchen.



KITCHEN 10' 5" x 9' 1" (3.18m x 2.77m)

Double glazed bay window to rear aspect. A range of base and eye level units incorporating roll top work surface with one and a half inset sink drainer unit. Space for freestanding cooker. Space and plumbing for appliances. Tiled splash back. Under stairs storage/utility area. Coving to plastered ceiling.



FIRST FLOOR GALLERIED LANDING



SEPARATE WC

Obscure double glazed window to rear aspect. Low level wc. Radiator. Part panelled walls.



SHOWER ROOM

Obscure double glazed window to rear aspect. A two piece suite comprising tiled shower cubicle with thermostatic shower, pedestal wash hand basin. Radiator. Tiled walls.



BEDROOM ONE 11' 8" x 11' 5" (3.56m x 3.48m)

Double glazed window to front aspect. Fitted bedroom furniture including over bed storage and over stairs storage cupboards. Radiator. Coving to textured ceiling.



BEDROOM TWO 11' 8" x 9' 1" (3.56m x 2.77m)

Double glazed window to rear aspect. Fitted bedroom furniture including over stairs storage. Radiator. Coving to textured ceiling.



BEDROOM THREE 8' 10" x 8' 6" (2.69m x 2.59m)
Double glazed window to front aspect. Fitted wardrobes.
Radiator.

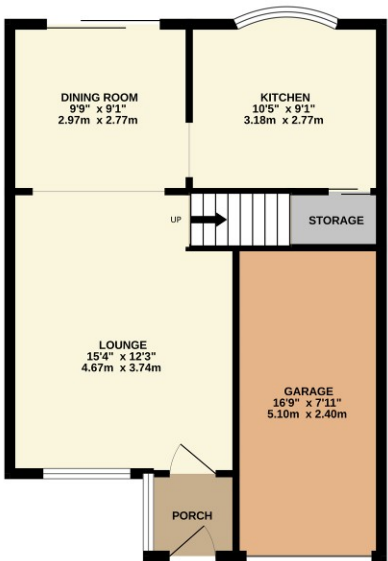


EXTERIOR.
A SECLUDED LOW MAINTENANCE REAR GARDEN
with recently laid paving and sleeper borders edging with
flower and shrub borders. Gate providing access to front.

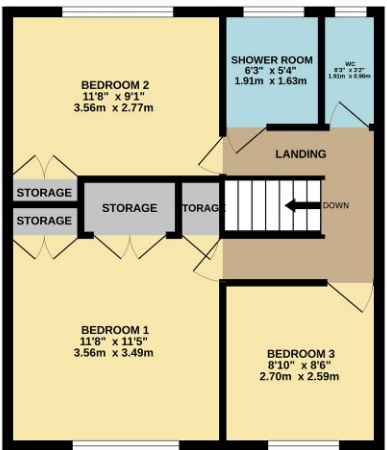


The **FRONT** has own block paved driveway providing off
street parking for two/three vehicles leading to **INTEGRAL**
GARAGE with up and over door.

GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 1026 sq.ft. (95.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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