

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## 24 Elmwood Avenue, Hockley, SS5 4ND



**Guide Price:**  
**£375,000 - £400,000**

Situated in a popular area of Hockley is this semi detached house with driveway providing off street parking for three vehicles. Having a large lounge/diner, three good size bedrooms and south facing rear garden. Close to local shops, amenities and main line railway station to London, Liverpool Street.

Council Tax Band: D. EPC Rating: TBC. Our Ref: 20292.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

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Accommodation comprises:

Entrance via uPVC glazed door with obscure glazed windows to kitchen.

#### **KITCHEN 14' 11" x 14' 7" (4.55m x 4.44m)**

Two uPVC double glazed windows to front aspect. uPVC double glazed window to side aspect. A range of modern base and eye level units incorporating roll edge work surface with inset stainless steel sink drainer unit. Integrated dishwasher (currently not working). Integrated fridge. Integrated freezer. Integrated oven with gas hob and extractor above. Boiler. Tiled flooring. Plastered ceiling with inset downlights. Stairs to first floor accommodation. Opening into lounge/diner.



#### **LOUNGE/DINER 18' 4" x 14' 11" (5.59m x 4.55m)**

uPVC double glazed window to side aspect. uPVC double glazed patio doors providing access to rear garden. Radiator. Laminate flooring. Plastered ceiling with inset downlights.



#### **FIRST FLOOR LANDING**

Airing cupboard. Over stairs storage cupboard. Wood effect laminate flooring.





### BEDROOM ONE 14' 1" x 9' 7" (4.29m x 2.92m)

uPVC double glazed window to front aspect. Built in wardrobes. Radiator. Continuation of wood effect laminate flooring. Plastered ceiling.



### BEDROOM THREE 8' 8" x 8' 7" (2.64m x 2.62m)

uPVC double glazed window to side aspect. Radiator. Continuation of wood effect laminate flooring.



### BEDROOM TWO 11' 7" x 9' 3" (3.53m x 2.82m)

uPVC double glazed window to rear aspect. Radiator. Continuation of wood effect laminate flooring.



### BATHROOM

Obscure double glazed window to rear aspect. A three piece suite comprising panelled bath with overhead shower and screen, pedestal wash hand basin and close coupled wc. Towel rail radiator. Wood laminate flooring. Part tiled walls.



## EXTERIOR.

The REAR GARDEN is south facing and measures approximately 45ft (13.72m) commencing with decking area. Laid to lawn. To the side is storage area leading to gate providing access to front.



**The FRONT** has a shingled driveway providing off street parking for three vehicles. Laid to lawn to side.



**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.