

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Woodside Road, Hockley, SS5 4RU



Guide Price £450,000 - £475,000

Situated in a sought after location is this three good size bedroom semi-detached bungalow benefiting from having large open kitchen/family/dining room, family bathroom, ornate, un-overlooked south-west facing rear garden, off street parking for three vehicles and detached, double length garage.

NO ONWARD CHAIN.

Council Tax Band: D. EPC Rating: D.
Ref 14876

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Entrance via double glazed entrance door to

PORCH

Door to

ENTRANCE HALL

Laminate wood effect flooring. Part panelled walls. Radiator.



BEDROOM ONE 11' 2" x 10' 5" (3.4m x 3.18m)

Double glazed window to the front aspect. Laminate wood effect flooring. Coving to ceiling. Radiator.



BEDROOM TWO 10' 5" x 9' 9" (3.18m x 2.97m)

Double glazed window to the front aspect. Wood flooring. Coving to ceiling. Radiator.



BEDROOM THREE 10' 3" x 9' (3.12m x 2.74m)

Double glazed French doors providing access through to Kitchen/Family/Dining Room. Radiator.



FAMILY BATHROOM

WC with low level cistern. Inset wash hand basin with vanity storage below. Panelled 8 set Jacuzzi bath with Mira shower over. Tiled floor. Tiled walls. Coving to ceiling. Built-in speakers. Extractor fan. Radiator.



L SHAPED KITCHEN/FAMILY/DINING ROOM 25' 8" max x 20' max (7.82m x 6.1m)

Double glazed window to the rear aspect. Double glazed French doors providing access to the rear garden. Vaulted glass roof to Family Room Area. Comprehensive range of base and eye level units. Wood effect work surfaces. Integrated Bosch cooker. Inset Hotpoint gas hob with extract above. Island unit incorporating inset stainless steel sink drainer unit. Space for appliances. Feature brick wall with fireplace. Laminate wood effect flooring. Coving to ceiling. Radiator. Door to Bedroom Two.



EXTERIOR

The **UN-OVERLOOKED, ORNATE SOUTH-WEST FACING REAR GARDEN** commences with patio. Mature plants and shrubs. Various secluded seating areas. Sound & Mood lighting. Exterior tap. Exterior electrical sockets.

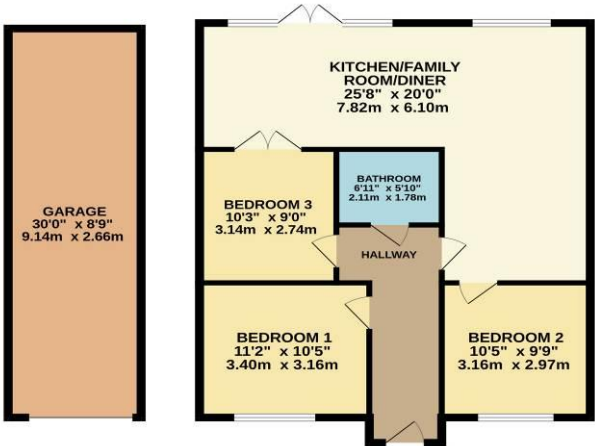


SUMMERHOUSE with power and lighting to remain, currently used as Office. Gate to side providing access to the front.



The **FRONT** has block paved pathway to entrance door, raised beds and shrubs, off-street parking for two/three vehicles which in turn leads to **DETACHED DOUBLE LENGTH GARAGE 30' x 8' 9" (9.14m x 2.67m).**

GROUND FLOOR
1180 sq.ft. (109.6 sq.m.) approx.



TOTAL FLOOR AREA : 1180 sq.ft. (109.6 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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