

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Hamilton Gardens, Hockley, SS5 5BU



Guide Price £375,000 - £385,000

Situated in the heart of Hockley is this spacious, extended two double bedroom semi-detached bungalow benefiting from having separate dining room which could be used as third bedroom, approximately 110ft rear garden and garage. Walking distance to Plumberow Primary Academy, Greensward Sixth Form Academy, mainline railway station and local shops.

NO ONWARD CHAIN.

Council Tax Band: C. EPC Rating: tbc. Ref 10009

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Entrance via double glazed entrance door to

ENTRANCE HALL

Wood effect flooring. Coving to textured ceiling. Loft access. Radiator.



BEDROOM ONE 11' 11" x 11' (3.63m x 3.35m)

Double glazed window to the front aspect. Fitted bedroom furniture. Coving to textured ceiling. Radiator.



BEDROOM TWO 12' 3" x 10' 8" (3.73m x 3.25m)

Double glazed window to the front aspect. Fitted bedroom furniture. Textured ceiling. Radiator.



BATHROOM

Obscure double glazed window to the rear aspect. WC with low level cistern. Pedestal wash hand basin. Corner bath with chrome mixer tap and shower attachment. Wood effect flooring. Tiled walls. Coving to textured ceiling. Radiator.



DINING ROOM / BEDROOM THREE 11' x 10' 8" (3.35m x 3.25m)

Double glazed window to the side aspect. Coving to textured ceiling. Radiator. Open through to



KITCHEN 9' 4" x 8' 8" (2.84m x 2.64m)

Double glazed windows to the rear aspect. Double glazed door providing access to rear garden. Comprehensive range of base and eye level units. Roll edge work surfaces. Inset sink drainer unit. Space for free standing cooker. Space for appliances. Tiled floor. Coving to textured ceiling.



LOUNGE 12' 3" x 12' 3" (3.73m x 3.73m)

Feature fireplace with inset fire. Coving to textured ceiling. Radiator. Open through to



CONSERVATORY 10' 10" x 10' 5" (3.3m x 3.18m)

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



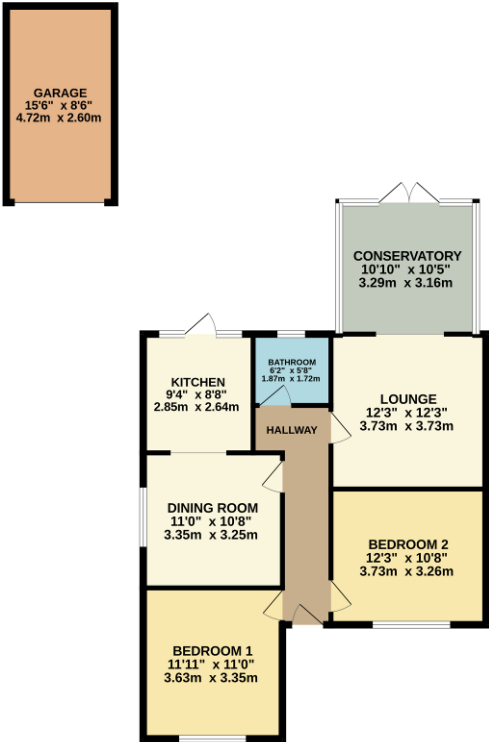
EXTERIOR

The **REAR GARDEN** measures approximately **110'** (**33.53m**) and commences with paved patio area leading to laid lawn. Selection of mature trees, shrubs and flowers. Side gate providing access to the front.



The **FRONT** has lawn area with pathway leading to entrance door, shared driveway to the side providing access to the **DETACHED GARAGE**, personal door to rear garden.

GROUND FLOOR
963 sq.ft. (89.5 sq.m.) approx.



TOTAL FLOOR AREA : 963 sq.ft. (89.5 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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