

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Sweyne Avenue, Hockley, SS5 4LB



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

Situated in a popular area close to Clements Hall Leisure Centre is this detached bungalow with an approximate 90ft south facing rear garden. Having large lounge, large kitchen/breakfast room and two double bedrooms.

No onward chain. Council Tax Band: C.

EPC Rating: D. Our Ref: 17325.

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

[sales@wdhockley.com](mailto:sales@wdhockley.com) | [sales@wdbenfleet.com](mailto:sales@wdbenfleet.com) | [lettings@wdlets.com](mailto:lettings@wdlets.com)  
01702 200666 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)





Accommodation comprises:

Entrance via composite entrance door to entrance hall.

### ENTRANCE HALL

Radiator. Access to loft via loft ladder which is boarded and has lighting. Tiled flooring with under floor heating. Doors bedroom one, bedroom two, kitchen/diner and bathroom. Open to lounge.



### LOUNGE 13' 3" x 11' (4.04m x 3.35m)

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



### BEDROOM TWO 11' x 10' 1" (3.35m x 3.07m)

uPVC double glazed window to front aspect. Built in wardrobes to one wall. Radiator. Tiled flooring with under floor heating. Plastered ceiling.



### BEDROOM ONE 11' 9" x 10' 1" (3.58m x 3.07m)

uPVC double glazed door to rear aspect. Radiator. Coving to plastered ceiling.





### BATHROOM

Obscure uPVC double glazed window to rear aspect. A three piece suite comprising panelled bath with shower screen and overhead shower, pedestal wash hand basin and close coupled wc. Towel rail. Tiled walls.



**KITCHEN/BREAKFAST ROOM 20' 8" x 9' 1" (6.3m x 2.77m)**



### BREAKFAST AREA

Tiled flooring with under floor heating. Plastered ceiling with downlights. Breakfast bar with integrated oven with gas hob and storage below.



### KITCHEN AREA

uPVC double glazed window to rear aspect. uPVC double glazed door providing access to rear garden. A range of modern base and eye level units incorporating work surface with inset sink with mixer tap and drainer unit. Space and plumbing for appliances. Cupboard housing boiler. Continuation of tiled flooring with under floor heating.





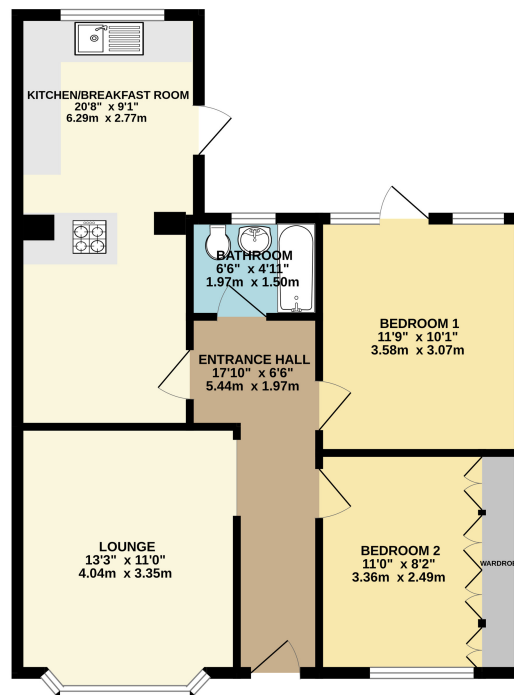
## EXTERIOR.

The **SOUTH FACING REAR GARDEN** measures **approximately 90ft (27.43m)** commencing with patio area. Pathway to rear of garden leading to patio. **SUMMERHOUSE** with power and lighting. **SHED**. Exterior tap. Gate providing access to front.



The **FRONT** has block paved driveway providing off street parking for two/three vehicles.

GROUND FLOOR  
669 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 669 sq.ft. (62.1 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.  
Made with Metagix 12/2021

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.