

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Orchard Avenue, Hockley, SS5 5BA



Guide Price:
£450,000 - £475,000

Situated in the heart of Hockley within close walking distance to Plumberow Primary Academy and Greensward Sixth Form Academy, mainline railway station with links to London, Liverpool Street, further schools and shops is this immaculate three bedroom semi detached house. Having been improved by the current vendor with modern fitted kitchen and bathroom, two reception rooms, ground floor wc, recently landscaped rear garden and own driveway providing off street parking for several vehicles. Viewing advised. Council Tax Band: C. EPC Rating: E. Our Ref: 20491.

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Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance porch.

ENTRANCE PORCH

Glazed entrance door to entrance hall.

SPACIOUS ENTRANCE HALL

Stairs to first floor accommodation with under stairs storage cupboard. Radiator. Wood effect flooring. Plastered ceiling.



LOUNGE 15' 8" x 12' (4.78m x 3.66m)

Double glazed window to rear aspect. Double glazed patio doors providing access to rear garden. Radiators. Wood effect flooring. Coving to ceiling.



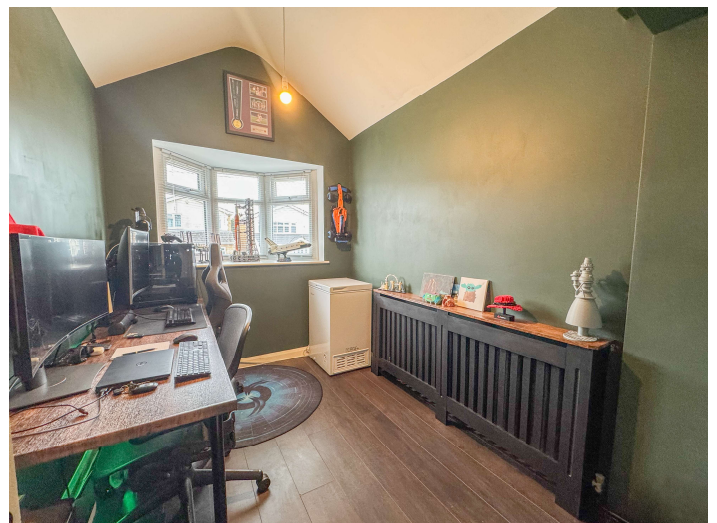
GROUND FLOOR WC

A two piece suite comprising inset wash hand basin with vanity storage below and close coupled wc. Part brick tiled feature wall. Tiled flooring. Plastered ceiling.



STUDY 10' 1" x 8' 11" (3.07m x 2.72m)

Double glazed bay window to front aspect. Radiator. Feature vaulted plastered ceiling. Wood effect flooring.



KITCHEN 9' 8" x 8' 11" (2.95m x 2.72m)

Double glazed window to side aspect. Double glazed door to side aspect. A comprehensive range of modern high gloss base and eye level units incorporating wood effect work surface with inset sink drainer unit. Feature brick tiled splash backs. Integrated electric oven with gas hob and extractor above. Integrated appliances. Space for freestanding fridge/freezer. Coving to plastered ceiling.



SPACIOUS FIRST FLOOR LANDING

Access to loft.



BEDROOM ONE 15' 8" x 9' 8" (4.78m x 2.95m)

Double glazed windows to front aspect. Radiator. Textured ceiling.



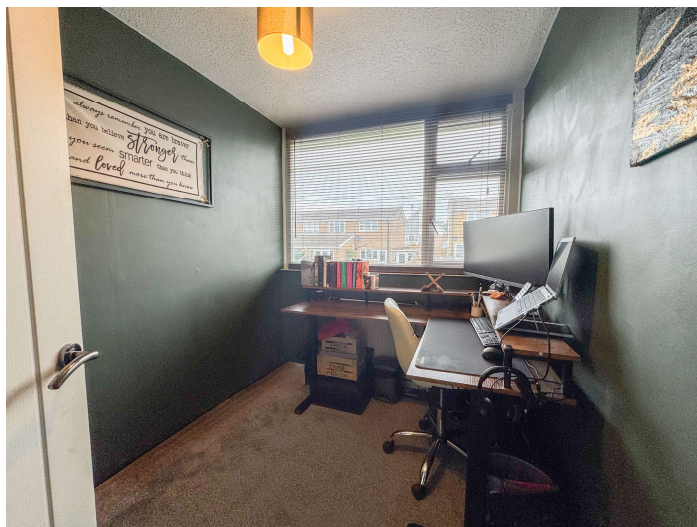
BEDROOM TWO 12' x 8' 11" (3.66m x 2.72m)

Double glazed window to rear aspect. Radiator. Coving to textured ceiling.



BEDROOM THREE 8' 9" x 6' 9" (2.67m x 2.06m)

Double glazed window to rear aspect. Radiator. Textured ceiling.



BATHROOM (RECENTLY FITTED)

Obscure double glazed window to side aspect. A three piece modern suite comprising wood effect panelled bath with shower over and glass shower screen, inset wash hand basin with chrome mixer taps and vanity storage below and back to wall wc. Chrome heated towel radiator. Airing cupboard. Tiled walls. Wood effect flooring.

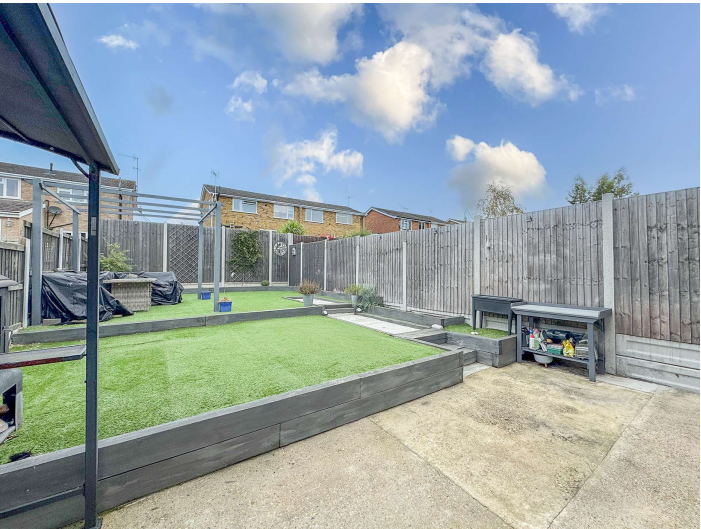


The **FRONT** has own block paved driveway providing off street parking.

EXTERIOR.

A RECENTLY LANDSCAPED REAR GARDEN

commencing with patio area with steps up to garden. Laid to artificial lawn. Sleeper edges. Pathway providing access to rear of garden. Gate providing access to front.



TOTAL FLOOR AREA: 951 sq ft. (88.4 sq m.) approx.

Whilst every effort has been made to ensure the accuracy of the foregoing information, measurements of areas, volumes, heights and any other items are approximate and no responsibility is taken for any errors or omissions in the information. This plan is for illustrative purposes only and should not be used for any other purpose. The dimensions, figures and descriptions shown have not been tested and no guarantee is made as to their accuracy or efficiency can be given.

Plans with reference 10023