

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Greensward Lane, Hockley, SS5 5HA



Guide Price:
£350,000 - £375,000

Situated in the heart of Hockley within a 'stones throw' of local shops, schools and mainline railway station with links to London Liverpool Street, is this extended two bedroom semi-detached bungalow occupying an elevated position with secluded rear garden, detached garage and own driveway providing off-street parking.

NO ONWARD CHAIN.

Council Tax Band: C. EPC Rating: D. Ref 13962

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Entrance via hardwood entrance door to

PORCH

Door through to Entrance Hall.

SPACIOUS ENTRANCE HALL

Access to loft. Radiator.



CLOAKROOM/WC

Obscure double glazed window to the side aspect. WC with low level cistern. Wash hand basin. Tiled walls. Radiator.

SHOWER ROOM

Obscure double glazed window to the side aspect. Inset wash hand basin with vanity storage below. Tiled shower cubicle with electric shower. Tiled walls. Radiator.



BEDROOM ONE 12' 3" x 11' 2" (3.73m x 3.4m)

Double glazed window to the front aspect. Plastered ceiling. Radiator.



BEDROOM TWO 10' 11" x 10' 5" (3.33m x 3.18m)

Double glazed window to the front aspect. Fitted wardrobes to one wall. Wood flooring. Plastered ceiling. Radiator.



KITCHEN/DINER 12' 6" x 11' 7" (3.81m x 3.53m)

Double glazed window to the side aspect. Double glazed window to the rear aspect. Double glazed door providing access to the rear garden. Comprehensive range of base and eye level high gloss units. Wood effect roll edge work surfaces. Inset stainless steel sink drainer unit. Integrated electric oven with gas hob and stainless steel extractor chimney above. Space for appliances. Built-in storage cupboards. Wood effect flooring.



LOUNGE/DINER 19' 3" x 14' 2" (5.87m x 4.32m)

Double glazed windows to the rear aspect. Double glazed French doors providing access to rear garden. Feature fireplace with inset fire. Wood flooring. Plastered ceiling. Radiator.



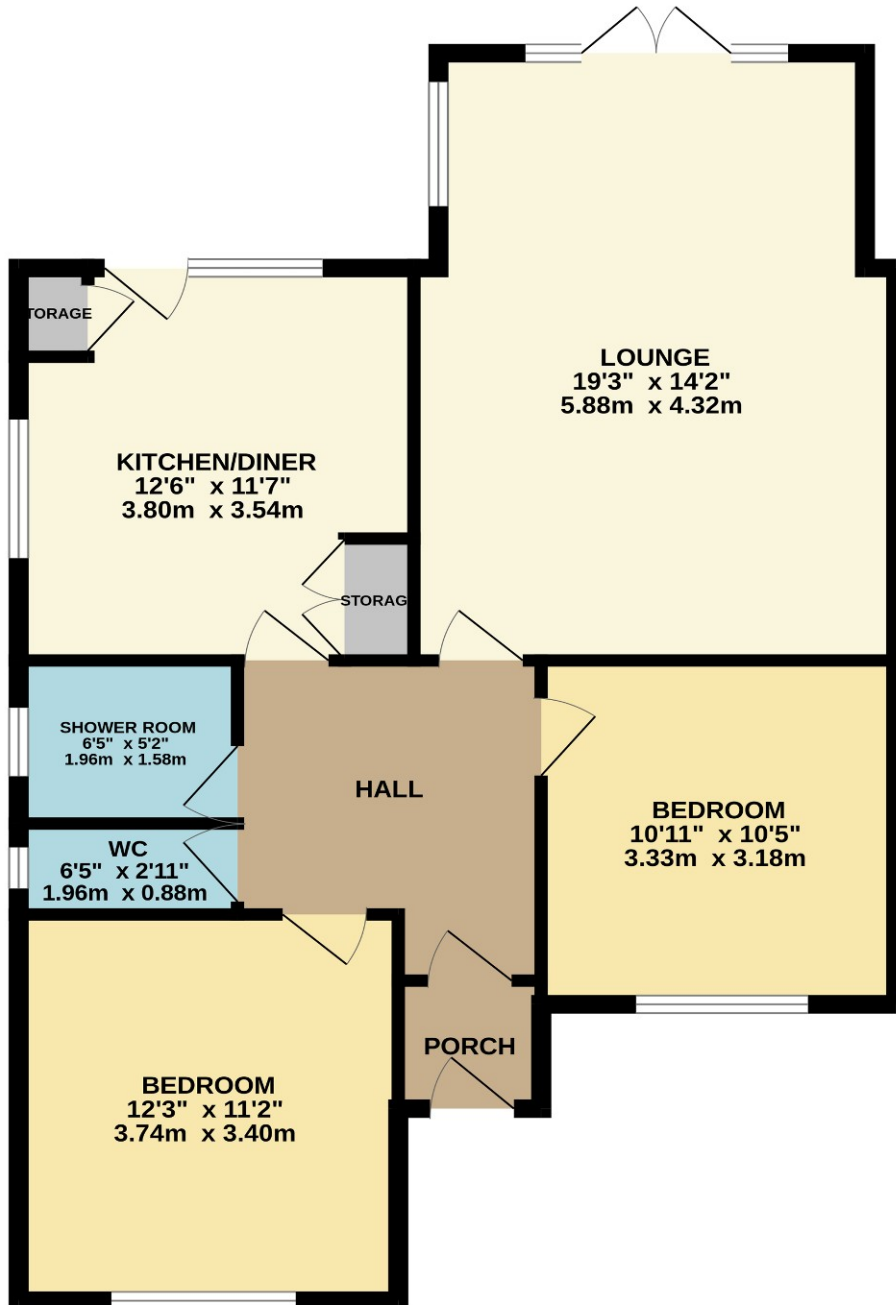
EXTERIOR

The **SECLUDED REAR GARDEN** measures approximately 50' (15.24m) and commences with patio leading to laid lawn. Paved pathway to rear. **SHED** to remain.



The **FRONT** has lawn area with own driveway providing off-street parking leading to double opening gates providing access to the rear and **DETACHED GARAGE** with personal door to rear garden.

GROUND FLOOR
808 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA : 808 sq.ft. (75.0 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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