

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Plumberow Avenue, Hockley, SS5 5NZ



£675,000

OFFERED WITH NO ONWARD CHAIN is this deceptively spacious four double bedroom detached chalet with in excess of 2,100 square foot of accommodation including two large reception rooms, spacious kitchen/diner, en suites to two bedrooms, in and out driveway to front, integral garage and a stunning 120ft rear garden.

Council Tax Band: D. EPC: TBC
Viewing recommended. Our Ref: 15112.

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Entrance door into entrance hall.

ENTRANCE HALL

BEDROOM TWO 14' 5" x 11' (4.39m x 3.35m)

Double glazed window to side aspect. Radiator. Storage cupboard. Door to en suite.



EN SUITE

A three piece suite comprising walk in shower with glass screen and shower head above, wash hand basin inset to vanity unit with storage below and low level wc. Chrome heated towel rail. Tiled walls. Tiled flooring.



BEDROOM THREE 11' 10" x 11' 1" plus bay window (3.61m x 3.38m)

Double glazed bay window to front aspect. Radiator.



BEDROOM FOUR 11' 9" x 10' 7" (3.58m x 3.23m)

Double glazed window to front aspect. Radiator.

Agents Note:

This bedroom may not be accessible on the viewings as is currently kept locked.

BATHROOM

A four piece suite comprising freestanding bath with hand held shower attachment and chrome taps, walk in shower with glass shower screen and electric shower above, wash hand basin inset to vanity unit with storage below and low level wc. Chrome heated towel rail.



LOUNGE 31' x 16' 2" (9.45m x 4.93m)

Double glazed patio doors providing access to rear garden. Radiators. Feature brick fireplace. Stair well leading to first floor accommodation. Doors to dining room.



DINING ROOM 25' 6" x 11' 10" (7.77m x 3.61m)

Double glazed patio doors providing access to rear garden. Additional door and window to side aspect. Radiators.



KITCHEN 26' 6" x 9' 9" (8.08m x 2.97m)

Double glazed patio doors providing access to rear garden. Additional door to side aspect. Double glazed window. A modern fitted kitchen comprising base and eye level units incorporating roll edge work surface with an inset sink drainer unit. Built in waist and eye level double oven. Inset induction hob with extractor hood above. Space for appliances. Integrated fridge freezer. Space for dining table and chairs. Radiator.



FIRST FLOOR Leading into

BEDROOM ONE 16' 3" x 15' 7" max (4.95m x 4.75m)

Double glazed window to rear aspect. Radiator. Eaves storage cupboard. Additional storage cupboard housing hot water tank. Double French doors leading onto **BALCONY** with railing surround. Door leading to en suite.



EN SUITE

Velux window. A four piece suite comprising freestanding panelled bath with chrome taps and hand held shower attachment, separate shower with glass shower screen, pedestal wash hand basin and low level wc. Heated towel rail.



EXTERIOR.

An **EAST FACING REAR GARDEN** measuring 120ft (36.58m) commencing onto raised patio with space for table and chairs. Steps down to a carefully landscaped selection of shrubs and flower beds throughout with a well maintained lawn. Feature bridge leading to rear. **SHED** to remain. Side gates providing access to front.



The **FRONT** has a large in and out driveway providing off street parking for approximately four/five vehicles leading to garage.



TOTAL FLOOR AREA: 2131 sq ft. (197.9 sq.m.) approx.

We have every element has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are appropriate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance only and should be done 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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