

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Broadlands Avenue, Hockley, SS5 5EN



Guide Price £450,000 - £475,000

Situated in the heart of the Broadlands development is this beautifully extended four bedroom semi-detached chalet, vastly improved by the current owner to a high specification and benefiting from having stunning and spacious kitchen/family room to the rear with part vaulted ceiling and glass roof lantern, two luxury bathrooms, a rear garden measuring approximately 80ft, custom built outbuilding and own driveway providing off-street parking for several vehicles. Walking distance to local schools, shops and mainline railway station.

Council Tax Band: D. EPC Rating: D.
Ref 20493

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Entrance via double glazed entrance door to

ENTRANCE HALL

Stairs to first floor accommodation. Under stairs storage area. Contemporary tiled floor. Plastered ceiling. Inset spot lights. Radiator.



GROUND FLOOR BEDROOM THREE/SITTING ROOM 14' 5" x 10' 7" (4.39m x 3.23m)

Double glazed bay window to the front aspect. Plastered ceiling. Inset spot lights. Radiator.



GROUND FLOOR BEDROOM FOUR 13' 6" x 10' 2" (4.11m x 3.1m)

Double glazed window to the front aspect. Plastered ceiling. Inset spot lights. Radiator.



GROUND FLOOR LUXURY SHOWER ROOM

WC with low level cistern. Circular table top wash hand basin with high gloss vanity storage below and full height cupboard to side. Fully tiled shower cubicle with thermostatic shower. Tiled floor. Grey Marble effect wall covering. Plastered ceiling. Inset spot lights. Matt black towel radiator.



STUNNING KITCHEN/FAMILY ROOM 24' 7" x 16' 7" (7.49m x 5.05m)

Double glazed window to the rear aspect. Double glazed bi-fold doors providing access to rear garden. Double glazed roof lantern. Comprehensive modern range of luxury base and eye level units. Quartz work surfaces. Inset sink drainer. Brick shape tiled splash backs. Integrated eye level oven. Integrated microwave. Island incorporating Induction hob. Integrated washing machine. Integrated dish washer. Integrated fridge/freezer. Wood effect Karndean Herringbone flooring. Feature brick 'Slip tiled' wall with Log Burner. Part vaulted plastered ceiling. Inset spot lights. Under floor heating.

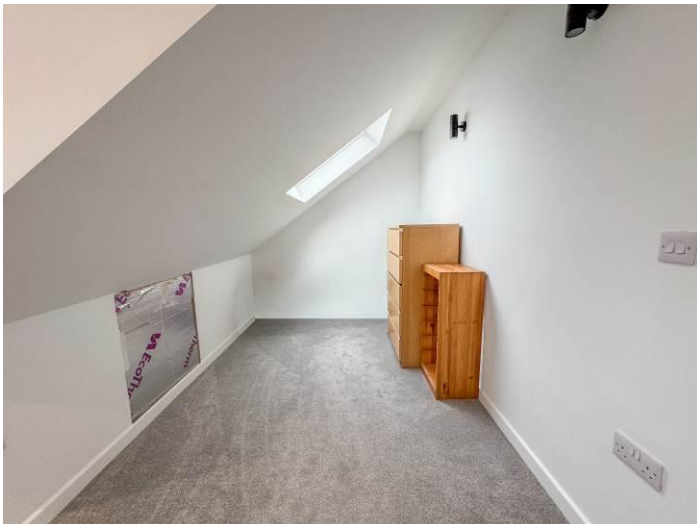


FIRST FLOOR ACCOMMODATION

LANDING

BEDROOM ONE 24' 7" x 9' 10" (7.49m x 3m)

Two double glazed windows to the front aspect. Double glazed Velux window. Plastered ceiling. Radiator.



BEDROOM TWO 13' 7" x 9' 11" (4.14m x 3.02m)

Double glazed window to the rear aspect. Plastered ceiling. Inset spot lights. Radiator.



LXUURY BATHROOM

Obscure double glazed window to the rear aspect. WC with low level cistern. Pedestal wash hand basin. Fully tiled walk-in shower enclosure with thermostatic shower and glass shower screen. Tiled floor. Part tiled walls. Plastered ceiling. Inset spot lights. Towel radiator.



EXTERIOR

The **REAR GARDEN** measures approximately 80' (24.38m) and commences with recently laid patio area leading to laid lawn. Selection of mature flowers and shrubs.



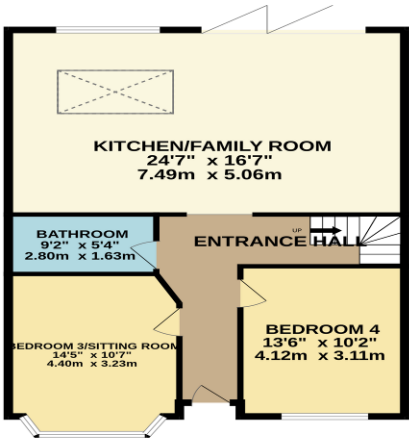
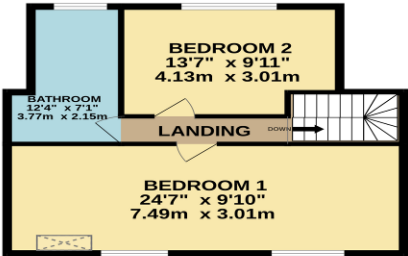
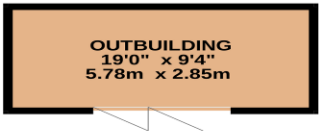
GROUND FLOOR
1041 sq.ft. (96.7 sq.m.) approx.

CUSTOM BUILT GARDEN CABIN 19' x 9' 4" (5.79m x 2.84m) to the rear, with double glazed bi-fold doors, power and lighting sockets, wood effect flooring, ceiling spot lights. Gate to side providing access to the front.



The **FRONT** has own shingle driveway providing off-street parking for several vehicles.

1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 1545 sq.ft. (143.6 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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