

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Merryfields Avenue, Hockley, SS5 5AN



**Guide Price:
£300,000 - £325,000**

Situated in a popular location within close walking distance to shops, schools and mainline railway station is this two bedroom semi detached bungalow with an approx 50ft rear garden, garage and own driveway providing off street parking. Requiring some modernisation throughout and offering huge potential for extension to ground and first floor, subject to planning.

No onward chain. Council Tax Band: C. EPC Rating: TBC.

Viewing advised. Our Ref: 19778.

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Accommodation comprises:

Entrance via glazed entrance door to entrance hall.

ENTRANCE HALL

Radiator.



BEDROOM ONE 12' 4" x 10' 6" (3.76m x 3.2m)

Double glazed window to front aspect. Fitted bedroom furniture. Radiator.



BEDROOM TWO 12' 3" x 8' 9" (3.73m x 2.67m)

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



LOUNGE 14' 8" x 11' 2" (4.47m x 3.4m)

Double glazed patio doors providing access to rear garden. Radiator. Textured ceiling.



SEPARATE WC

Obscure double glazed window to side aspect. Close coupled wc.

BATHROOM

A two piece suite comprising panelled bath and pedestal wash hand basin. Part tiled walls.

KITCHEN 11' 2" x 8' 4" (3.4m x 2.54m)

Double glazed windows to rear aspect. Door providing access to lean-to. A range of base and eye level units incorporating work surface with inset stainless steel sink drainer unit. Space and plumbing for appliances. Space for freestanding cooker. Radiator.



LEAN-TO 8' 4" x 5' 6" (2.54m x 1.68m)

uPVC double glazed windows to rear aspect. Double glazed door providing access to rear garden.

EXTERIOR.

The **REAR GARDEN** measures approximately 50ft (15.24m) deep. Mainly laid to lawn. Fencing to all boundaries. **SPACIOUS SIDE ACCESS** leading door to garage.



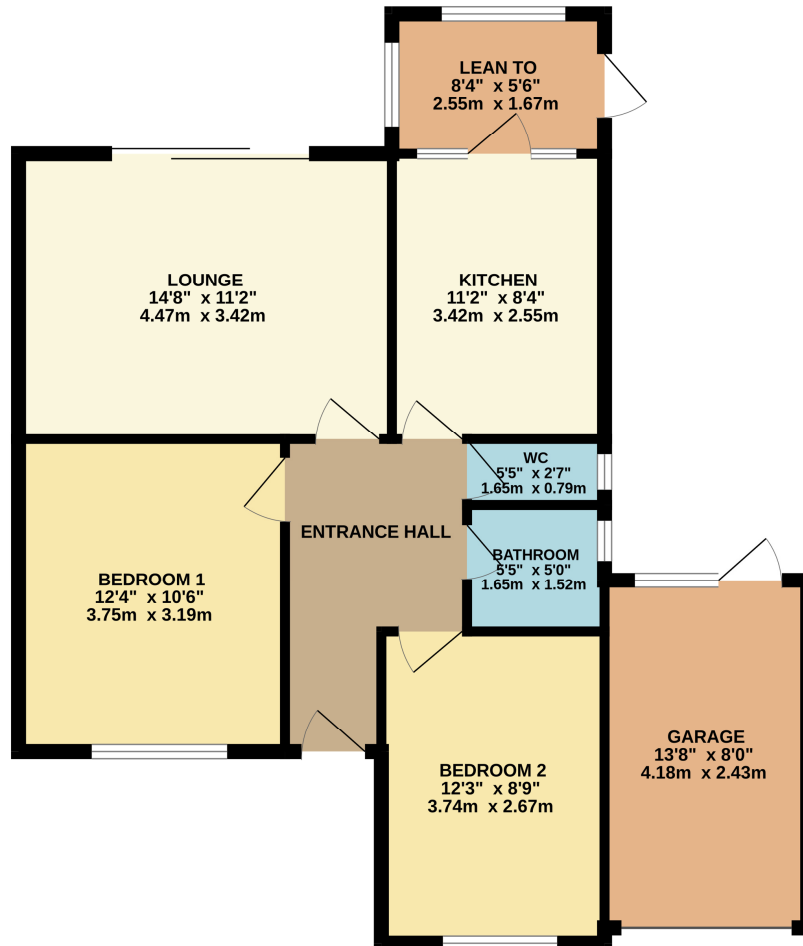
The **FRONT** has own driveway providing off street parking leading to **ATTACHED GARAGE** with double opening doors. Small lawn area.



Agents Note:

As previously advised the property offers huge potential for extension to the ground and first floors, subject to the usual planning consents.

GROUND FLOOR
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA: 763 sq.ft. (70.9 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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