

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

26 Mount Crescent, Hockley, SS5 5AE



Guide Price:
£325,000 - £350,000

Situated in a very popular area of Hockley is this semi detached bungalow with large lounge, large kitchen, two good size bedrooms and off street parking for two/three vehicles. Close to local shops, amenities and mainline railway station to London, Liverpool Street.

NO ONWARD CHAIN. Council Tax Band: C.

EPC Rating: D. Our Ref: 20414.

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Accommodation comprises:

Entrance via entrance door to entrance porch.

ENTRANCE PORCH

Entrance door to entrance hall.

ENTRANCE HALL

Radiator. Coving to ceiling. Access to loft. Tiled flooring. Doors to bedroom one, bedroom two, lounge, kitchen and shower room.



BEDROOM ONE 12' 4" x 10' 11" (3.76m x 3.33m)

uPVC double glazed window to front aspect. Radiator. Coving to ceiling.



BEDROOM TWO 11' 11" x 9' 10" (3.63m x 3m)

uPVC double glazed window to front aspect. Radiator. Coving to ceiling.



LOUNGE 14' 4" x 12' 1" (4.37m x 3.68m)

uPVC double glazed window to rear aspect. Brick built fireplace. Radiator. Coving to ceiling.



KITCHEN 12' x 10' 6" (3.66m x 3.2m)

uPVC double glazed window to rear and side aspects. Double glazed door providing access to rear garden. A range of base and eye level units incorporating roll edge work surface with inset sink drainer unit. Splash back tiling. Freestanding cooker. Space and plumbing for washing machine. Radiator. Wood effect laminate flooring. Coving to ceiling.



SHOWER ROOM

Two obscure uPVC double glazed windows to side aspect. A three piece suite comprising double shower cubicle with glass door, pedestal wash hand basin and low level wc. Tiled flooring. Part tiled walls.



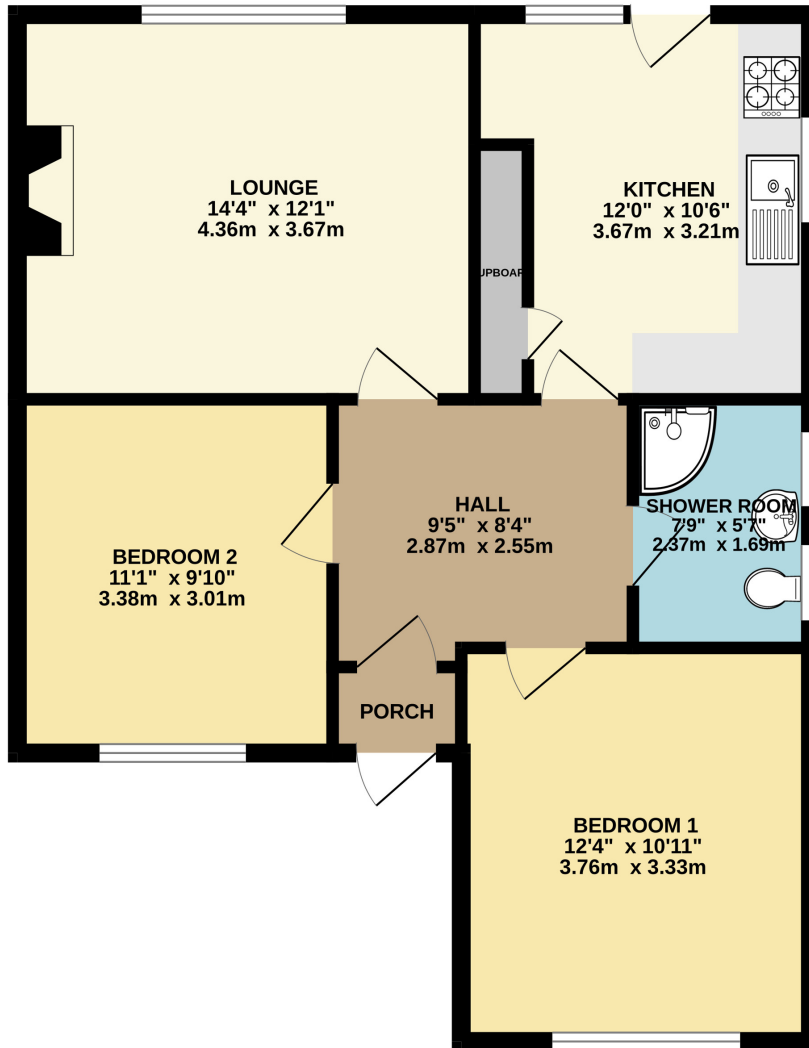
EXTERIOR.

The **REAR GARDEN** measures approximately 45ft (13.72m) commences with patio area leading to garden. Laid to lawn. Gate providing access to front.



The **FRONT** has a block paved driveway providing off street parking for two/three vehicles. Shared driveway to side.

GROUND FLOOR
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 667 sq.ft. (62.0 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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