

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Briar Close, Hockley, SS5 4HD



Guide Price: £400,000

We are pleased to offer for sale this semi detached house on a corner plot position with large lounge, modern kitchen, three good size bedrooms and own driveway providing off street parking. Close to local shops, amenities, Clements Hall Leisure Centre and mainline railway station. Council Tax Band: D. EPC Rating: TBC. Our Ref: 20498.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com



Accommodation comprises:

Entrance via composite entrance door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation with under stairs storage cupboard. Radiator. Plastered ceiling.



LOUNGE 15' 3" x 10' 9" (4.65m x 3.28m)

uPVC double glazed window to front aspect. Radiator. Plastered ceiling. Open to dining room.



DINING ROOM 10' 4" x 7' 9" (3.15m x 2.36m)

Double glazed window to rear aspect. Radiator. Plastered ceiling.



KITCHEN 10' 4" x 9' 1" (3.15m x 2.77m)

Double glazed window to rear aspect. uPVC double glazed door providing access to rear garden. A range of base and eye level units incorporating work surface with inset composite sink drainer unit with mixer tap. Double oven. Induction hob with extractor fan above. Integrated dishwasher and washing machine. Cupboard housing boiler.



FIRST FLOOR LANDING

Double glazed window to side aspect. Storage cupboard. Access to loft via loft ladder being boarded and has lighting.

BEDROOM ONE 13' 2" x 10' 9" (4.01m x 3.28m)

Double glazed window to rear aspect. Mirror fronted wardrobes to one wall. Radiator. Plastered ceiling.



BEDROOM TWO 12' 6" x 8' 10" (3.81m x 2.69m)

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



BEDROOM THREE 9' 5" x 7' 10" (2.87m x 2.39m)

Double glazed window to front aspect. Radiator. Wood effect laminate flooring. Plastered ceiling.



BATHROOM

Obscure double glazed window to rear aspect. A three piece suite comprising panelled bath shower screen and shower over, inset wash hand basin with vanity storage below and close coupled wc. Tiled walls. Tiled flooring.



EXTERIOR.

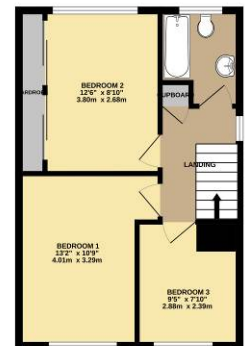
The **REAR GARDEN** has a small courtyard area accessed via the kitchen. Artificial lawn. Decking area to rear of garden. Gate to side providing access to front.



The **FRONT** has block paved driveway providing off street parking for two vehicles. EV charging point.

GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.

1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 858 sq.ft. (79.7 sq.m.) approx.
 With every apartment there being made to ensure the accuracy of the floor area contained herein, measurements of plans, sections, levels and other parts are approximate and not guaranteed. It should be understood that the area shown on any plan is for guidance only and should be used as a guide only and not as a basis for any purchase agreement. The actual area and level of the property may vary from the plan shown and the actual area may vary from the plan shown. Measurements are given in feet and inches.

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items show in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.