

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Merryfields Avenue, Hockley, SS5 5AN



Guide Price:  
£425,000 - £450,000

**OFFERED WITH NO ONWARD CHAIN**, and having been recently renovated to a very high specification, is this immaculate four bedroom semi detached chalet with a large open plan kitchen/breakfast room and modern fitted bathroom. With a rear garden, integral garage and off street parking. Within walking distance to local shops, schools and mainline railway station. Viewing highly recommended. Our Ref: 19247.

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

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Entrance via composite entrance door to entrance hall.

### ENTRANCE HALL

Radiator. LVT (waterproof) flooring.



### BEDROOM 12' 7" x 8' 5" (3.84m x 2.57m)

Double glazed window to front aspect. Radiator.



### SITTING ROOM 12' 9" x 11' (3.89m x 3.35m)

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



### WC/UTILITY ROOM 8' 5" x 4' 10" (2.57m x 1.47m)

Obscure double glazed window to side aspect. A two piece suite comprising wall mounted wash hand basin and close coupled wc. Chrome heated towel rail. Space for washing machine and tumble dryer. Tiled flooring. Plastered ceiling.



**KITCHEN/BREAKFAST ROOM 23' 7" x 11' 9" (7.19m x 3.58m)**

Double glazed window to rear aspect. Double glazed bi folding doors providing access to rear garden. A comprehensive range of modern super matt base and eye level units incorporating Oak work surface with inset one and a half stainless steel sink drainer unit. AEG induction hob. AEG eye level pyrolytic oven. Space for freestanding fridge freezer. Integrated dishwasher. Tiled splash back. Plastered ceiling with inset LED spotlights. Radiator. Space for dining table and chairs. Continuation of LVT (waterproof) flooring.



**FIRST FLOOR LANDING**

**BEDROOM THREE 10' x 8' 1" (3.05m x 2.46m)**

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



**BEDROOM TWO 13' 1" x 9' 3" (3.99m x 2.82m)**

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



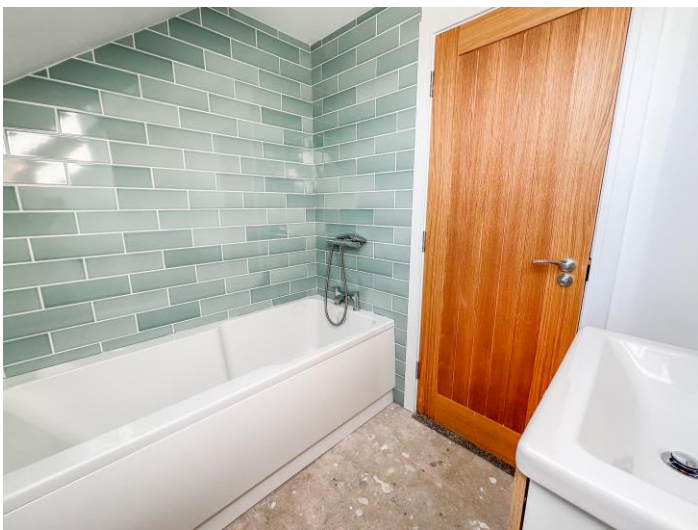
### BEDROOM ONE 17' 11" x 12' 8" (5.46m x 3.86m)

Double glazed window to front aspect. Radiator. Plastered ceiling. Eaves storage cupboard.



### BATHROOM

Velux window to front aspect. A three piece suite comprising panelled bath with shower over, inset wash hand basin with vanity storage below and close coupled wc. Chrome heated towel rail. Part tiled walls.



### EXTERIOR.

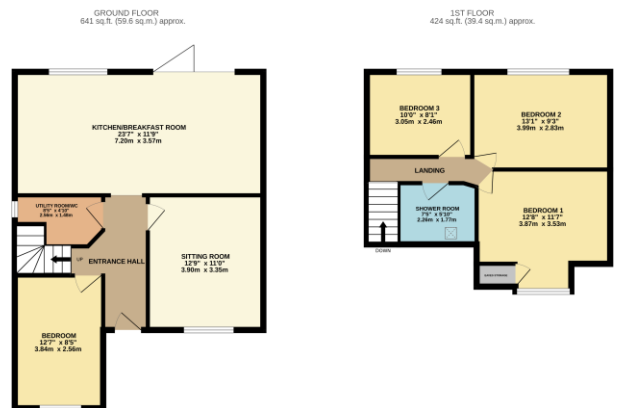
**THE WEST FACING REAR GARDEN** measuring approximately 35ft (10.67m) commencing with a small patio area with sleeper border. Laid to lawn. Spacious shingled sideway providing access to garage.



The **FRONT** has a block paved driveway providing off street parking for several vehicles leading to **ATTACHED GARAGE** with side hung doors. Power and lighting.

### Agents Note:

The vendors advise that there is remaining snagging to be undertaken before Completion.



TOTAL FLOOR AREA: 1065 sq.ft. (98.9 sq.m.) approx.  
We have made every effort to ensure the accuracy of the figures contained herein. Measurements are taken to the best of our knowledge and are not intended to be used as a basis for any legal proceedings. The plan is for illustrative purposes only and should not be used as a basis for any legal proceedings. The actual layout and dimensions may vary from those shown on the plan.  
Made with MetreX 12/24

### 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 shown 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.