

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Southbourne Grove, Hockley, SS5 5EE



Guide Price:
£425,000 - £450,000

Situated on the popular Broadlands Development is this stunning recently refurbished 1930's style bay fronted three bedroom semi detached house with own driveway providing off street parking. Having open plan living accommodation to ground floor with recently fitted luxury open plan kitchen/breakfast room and recently landscaped south facing rear garden with raised entertainment area incorporating an outdoor kitchen. Within walking distance to mainline railway station, schools and shops.

Viewing highly advised. Council Tax Band: D.

EPC Rating: E. Our Ref: 20021.

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Accommodation comprises:

Entrance via double opening hardwood glazed doors to entrance hall.

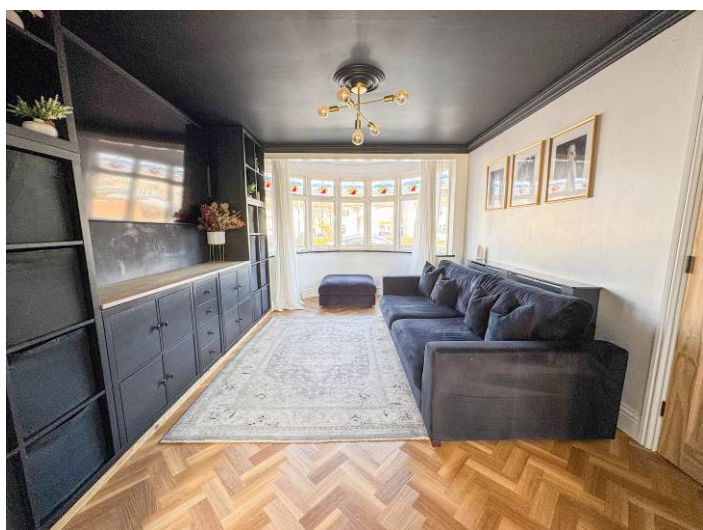
ENTRANCE HALL

Stairs to first floor accommodation. Radiator. Herringbone wood flooring. Coving to plastered ceiling.



LOUNGE 12' 11" x 10' 6" (3.94m x 3.2m)

Lead light stained glass bay window to front aspect. Feature media wall. Radiator. Herringbone wood flooring. Coving to plastered ceiling. Open plan through to kitchen/breakfast room.



LUXURY FITTED KITCHEN/BREAKFAST ROOM (RECENTLY FITTED) 17' 5" x 13' 1" (5.31m x 3.99m)

Double glazed French doors providing access to rear garden. A comprehensive range of Shaker style base and eye level units incorporating quartz work surface. Twin AEG electric oven. Induction hob with feature brick tiled splash back and extractor above. Integrated fridge freezer. Integrated washer/dryer. Integrated dishwasher. Island unit with quartz work surface with inset sink with Quooker tap and integrated wine cooler/fridge. Cupboard housing wall mounted combination boiler (fitted in 2024). Contemporary vertical radiator. Plastered ceiling with inset LED spotlighting.



FIRST FLOOR LANDING

Obscure lead light stained glass window to side aspect. Herringbone wood effect LVT flooring. Coving to plastered ceiling.



BEDROOM ONE 12' 11" x 10' 6" (3.94m x 3.2m)

Lead light stained glass bay window to front aspect. Contemporary vertical radiator. Herringbone wood effect LVT flooring. Coving to plastered ceiling.



BEDROOM TWO 13' 1" x 10' 6" (3.99m x 3.2m)

Double glazed window to rear aspect. Radiator. Herringbone wood effect LVT flooring. Plastered ceiling.



BEDROOM THREE 8' 7" x 6' 10" (2.62m x 2.08m)

Lead light stained glass window to front aspect. Radiator. Herringbone wood effect LVT flooring. Coving to plastered ceiling.



BATHROOM

Obscure double glazed window to rear aspect. A three piece suite comprising bath with shower over, pedestal wash hand basin and close coupled wc. Tiled walls. Herringbone wood effect LVT flooring.

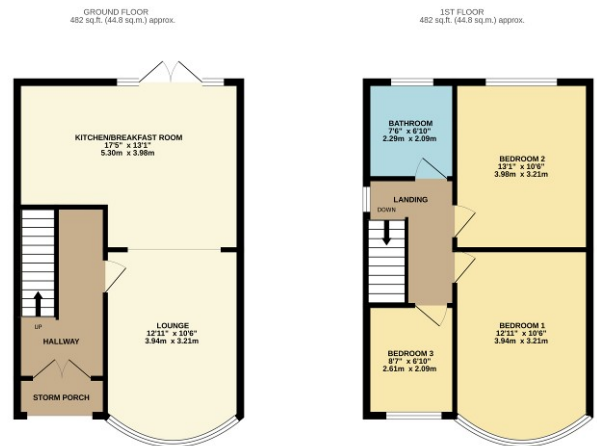


EXTERIOR.

The **SOUTH FACING REAR GARDEN** measures approximately 50ft (15.24m) commencing with patio area leading to garden. Recently laid lawn. To the rear of the garden is a **RAISED COMPOSITE DECKING AREA** with pergola with custom built **OUTDOOR KITCHEN. HOT TUB** to remain. **SUMMERHOUSE** with power and lighting. Gate providing access to front.



The **FRONT** has own driveway providing off street parking.



TOTAL FLOOR AREA: 1904 sq ft. (175.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the above information, the measurements of areas, volumes, capacity and any other data are approximate and no responsibility is taken for any error, omission or misstatement. The above information is for general information only and does not constitute an offer of any financial product. Please refer to the relevant prospectus for further details. The above information is provided for information only and does not constitute an offer of any financial product. Please refer to the relevant prospectus for further details. The above information is provided for information only and does not constitute an offer of any financial product. Please refer to the relevant prospectus for further details.