

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Manor Road, Hockley, SS5 4RJ



Guide Price £375,000 - £400,000

Situated in a popular location within close walking distance to the excellent Hockley Primary School, Hockley Woods, the Bull Inn and Restaurant, local shops and mainline railway station with links to London Liverpool Street, is this spacious three bedroom semi-detached family home offering versatile living accommodation, own driveway providing off-street parking and integral garage.

Council Tax Band: C. EPC Rating: tbc.

Ref 20319

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Entrance via double glazed entrance door to

SPACIOUS ENTRANCE HALL

Stairs to first floor accommodation. Under stairs storage cupboard. Radiator.



LOUNGE 17' max x 13' 7" max (5.18m x 4.14m)

Double glazed window to the front aspect. Feature fireplace with inset fire. Coving to ceiling. Radiator. Door through to Kitchen. Open plan through to Dining Area.



DINING AREA 10' 4" x 10' 4" (3.15m x 3.15m)

Double glazed window to the rear aspect. Double glazed patio doors providing access to the rear garden. Coving to ceiling. Radiator.



KITCHEN 12' 7" x 7' 6" (3.84m x 2.29m)

Double glazed patio doors providing access to the rear garden. Base and eye level units. Roll edge work surfaces. Inset stainless steel sink drainer unit. Integrated electric oven. Separate electric hob with extractor over. Space for appliances. Space for fridge/freezer. Wood effect flooring. Tiled walls. Plastered ceiling. Inset spot lights.



FIRST FLOOR ACCOMMODATION : SPACIOUS GALLERIED LANDING

Double glazed windows to the front aspect. Airing cupboard.



BEDROOM ONE 11' 7" x 10' 6" (3.53m x 3.2m)

Double glazed window to the rear aspect. Custom fitted wardrobes to one wall. Coving to ceiling. Radiator.



BEDROOM TWO 17' x 8' 2" (5.18m x 2.49m)

Double glazed window to the rear aspect. Double glazed window to the front aspect. Fitted wardrobes. Wood effect flooring. Coving to ceiling. Radiator.



BEDROOM THREE 10' 11" x 6' 5" (3.33m x 1.96m)

Double glazed window to the front aspect. Fitted wardrobes. Wood effect flooring. Coving to ceiling. Radiator.



BATHROOM

Obscure double glazed window to the rear aspect. WC with low level cistern. Pedestal wash hand basin. Tiled panel bath with shower over. Tiled floor. Tiled walls. Radiator.



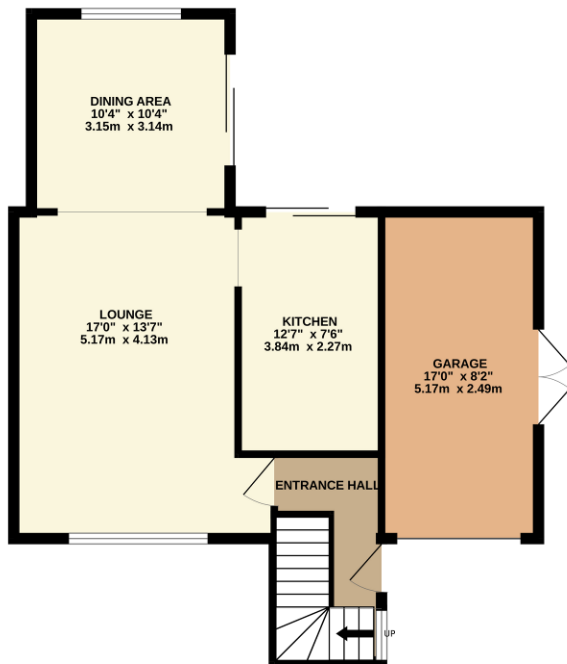
EXTERIOR

The **LOW MAINTENANCE REAR GARDEN** is paved with a selection of mature flowers and shrubs to borders. Gate providing access to the front.

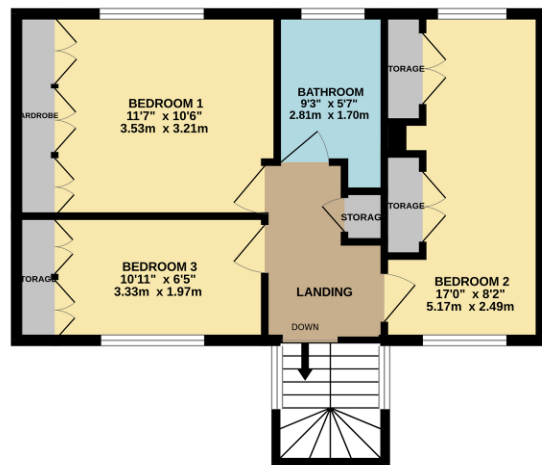


The **FRONT** has own driveway providing off-street parking for two/three vehicles which in turn leads to **INTEGRAL GARAGE 17' x 8' 2" (5.18m x 2.49m)** with Up & Over door to the front, power and lighting, double opening doors providing access to rear garden.

GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 1103 sq.ft. (102.5 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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