

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Hamilton Gardens, Hockley, SS5 5BX



Guide Price £350,000 - £375,000

Situated in a popular location is this two good size bedrooms semi-detached bungalow with detached garage and benefiting from having large lounge, conservatory, EAST FACING rear garden, own block paved driveway providing off-street parking with shared access to the side. Close to local shops, schools and mainline railway station.

Council Tax Band: C. EPC Rating: tbc.

Ref 15632

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Entrance via double glazed entrance door to

### **ENTRANCE HALL**

Plastered ceiling. Access to loft. Spot lights. Radiator.



### **LOUNGE 16' 3" x 12' (4.95m x 3.66m)**

Double glazed bay window to the front aspect. Two feature half moon shape windows to the side aspect. Feature fireplace with gas fire. Plastered ceiling. Radiator.



### **KITCHEN 9' 7" x 7' 10" (2.92m x 2.39m)**

Double glazed window to the rear aspect. Double glazed door providing access to Conservatory. Range of modern high gloss base and eye level units. Roll edge work surfaces. Inset stainless steel sink drainer unit. Integrated electric oven. Integrated microwave. Inset electric hob with stainless steel extractor chimney above. Integrated fridge/freezer. Space for washing machine. Tiled floor. Plastered ceiling. Inset spot lights.



### **CONSERVATORY 21' 2" x 6' 2" (6.45m x 1.88m)**

Double glazed windows to the rear aspect. Double glazed door providing access to rear garden. Tiled floor. Radiator.



### BEDROOM ONE 12' x 9' 11" (3.66m x 3.02m)

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



### BEDROOM TWO 10' x 8' (3.05m x 2.44m)

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



### SHOWER ROOM

Obscure double glazed window to the rear aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Larger shower enclosure with Rainfall shower head. Tiled walls. Wood effect flooring. Plastered ceiling. Inset spot lights. Heated towel radiator.



### EXTERIOR

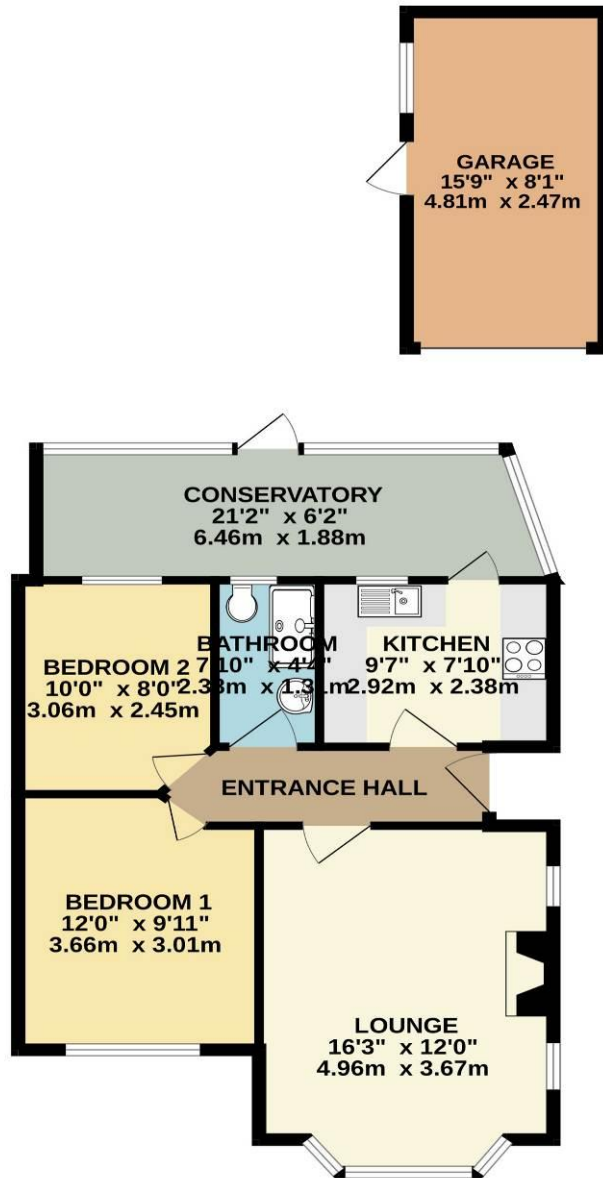
The **EAST FACING UNOVERTLOOKED REAR GARDEN** measures approximately 40ft and commences with patio extending to the side and leading to laid lawn.

**DETACHED GARAGE** with Up & Over door, with double glazed window and double glazed personal door to rear garden.



The **FRONT** has shingle area and large block paved driveway providing off-street parking for two/three vehicles with shared driveway to the side with **DOUBLE OPENING WOOD GATES** leading to rear garden and garage.

GROUND FLOOR  
781 sq.ft. (72.5 sq.m.) approx.



TOTAL FLOOR AREA : 781 sq.ft. (72.5 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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