

Broad Close, Hockley, SS5 5DE



Guide Price:
£475,000 - £500,000

Situated on the popular Broadlands Estate is this semi detached chalet with large kitchen/diner, large lounge, four good size bedrooms, south facing rear garden measuring approx 50ft with large summer house and off street parking.

Close to local shops, amenities and mainline railway station to London, Liverpool Street.
NO ONWARD CHAIN. Council Tax Band: C.
EPC Rating: TBC. Our Ref: 18317.

Accommodation comprises:

Entrance under **STORM PORCH** with entrance door with coded entry lock to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation. Storage cupboard housing boiler (serviced in 2025). Oak flooring. Plastered ceiling with downlights. Doors to bedroom three, bedroom four, lounge and bathroom.

BEDROOM THREE 11' 11" x 10' 6" (3.63m x 3.2m)

uPVC double glazed bay window to front aspect. Built in wardrobes to one wall with sliding doors. Radiator. Oak flooring. Plastered ceiling.



BEDROOM FOUR 12' 8" x 11' 1" (3.86m x 3.38m)

uPVC double glazed window to front aspect. Radiator. Plastered ceiling.



BATHROOM

Obscure uPVC double glazed window to rear aspect. A three piece suite comprising panelled bath, inset sink with cupboard on wall above and close coupled wc. Radiator. Tiled flooring. Part tiled walls. Coving to plastered ceiling with downlights.



LOUNGE 17' 4" x 12' (5.28m x 3.66m)

Feature fireplace. Radiator. Oak flooring. Coving to plastered ceiling with downlights. Opening into kitchen/diner.



KITCHEN/DINER 19' 5" x 11' 4" (5.92m x 3.45m)

uPVC double glazed window to side and rear aspects.
uPVC double glazed French doors providing access to rear garden.



KITCHEN AREA

A range of base and eye level units incorporating oak work surface with inset sink drainer unit with mixer tap. Two integrated fridge freezers. Bosch double oven. Gas hob with extractor fan. Integrated dishwasher. Integrated Bosch washing machine. Breakfast bar with oak work surface. Plastered ceiling with downlights. Oak flooring.

DINING AREA

uPVC double glazed French doors providing access to rear garden. Continuation of oak flooring. Coving to plastered ceiling.



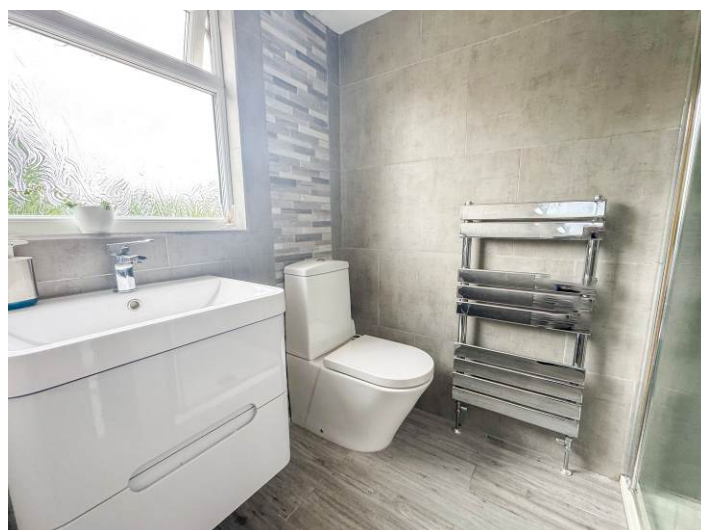
FIRST FLOOR LANDING

uPVC double glazed window to side aspect. Doors to bedroom one, bedroom two and shower room.



SHOWER ROOM

Obscure uPVC double glazed window to rear aspect. A three piece suite comprising shower enclosure, inset wash hand basin with vanity storage below and close coupled wc. Towel rail radiator. Tiled walls. Tiled flooring.



BEDROOM ONE 13' 4" x 7' 8" (4.06m x 2.34m)

uPVC double glazed window to rear aspect. Built in wardrobe with sliding doors. Radiator. Plastered ceiling with downlights.



BEDROOM TWO 11' 6" x 9' 8" (3.51m x 2.95m)

Two uPVC double glazed windows to front aspect. Built in wardrobe with sliding doors. Radiator. Plastered ceiling with downlights.



EXTERIOR.

The **REAR GARDEN** measures approximately 50ft (15.24m) commencing with patio area. Decking with barbeque area. Laid to lawn in the centre with walkway to **SUMMERHOUSE 18' 4" x 11' 10" (5.59m x 3.61m)** Four windows. Double doors to front. Wooden fencing to veranda providing seating. Perfect as an office/gym/playroom/games room. Gate providing access to front.



The **FRONT** has block paved driveway providing off street parking for two/three vehicles. Steps to front door.



TOTAL FLOOR AREA: 1888 sq ft (174.6 sq m) approx.
Measurements are taken to the internal face of the walls and are approximate. Measurements of areas within rooms and any other areas are approximate and are not intended to be used for any other purpose. The purchaser is advised to obtain a professional valuation of the property and to verify the measurements. Measurements are taken to the internal face of the walls.
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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.