

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Bartlett View, Hockley, SS5 4FX



Guide Price:
£450,000 – £475,000

Situated in a popular location just off Folly Lane is this immaculate three bedroom detached family home with spacious lounge, modern kitchen/diner, utility room, ground floor wc, en suite to bedroom one, driveway providing off street parking for two/three vehicles and a south facing rear garden. Within walking distance to local shops, schools, Hockley Woods and mainline railway station.

Viewing advised. EPC Rating: B. Council Tax Band: E. Our Ref: 10407.

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

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com



Entrance via double glazed entrance door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation. Radiator.



LOUNGE 18' 5" x 10' 3" (5.61m x 3.12m)

uPVC double glazed window to front aspect. uPVC double glazed French doors providing access to rear garden. Radiator. Plastered ceiling.



KITCHEN/DINER 18' 6" x 12' 2" (5.64m x 3.71m)

uPVC double glazed window to front and rear aspects. A comprehensive range of base and eye level units incorporating roll edge work surface with sink drainer unit. Integrated electric oven with gas hob and stainless steel extractor canopy above. Integrated fridge freezer. Integrated dishwasher. Integrated washing machine. Tiled flooring. Plastered ceiling. Door to utility room.



UTILITY ROOM

A range of base level units incorporating roll edge work surface. Combi boiler. Tiled flooring. Plastered ceiling.

GROUND FLOOR WC

A two piece suite comprising pedestal wash hand basin and close coupled wc. Splash back tiling. Tiled flooring. Plastered ceiling.



FIRST FLOOR LANDING



BEDROOM ONE 18' 5" x 10' 3" (5.61m x 3.12m)

uPVC double glazed window to front and rear aspects. Fitted wardrobes with sliding doors. Radiator. Plastered ceiling. Door to en suite.



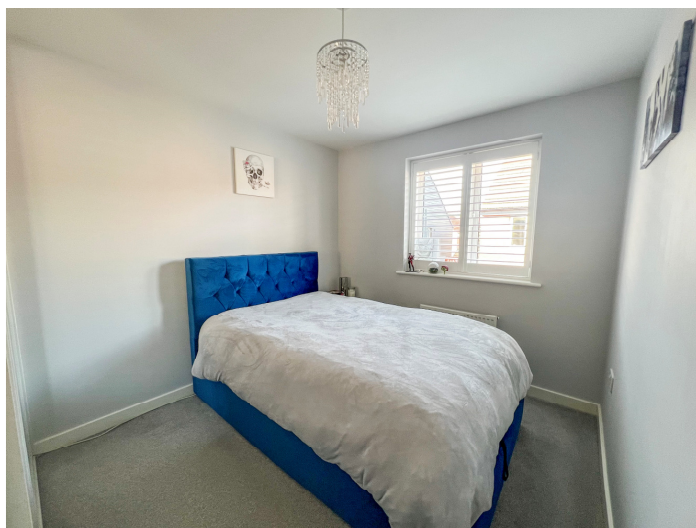
EN SUITE

Obscure uPVC double glazed window to front aspect. A three piece suite comprising shower, pedestal wash hand basin and close coupled wc. Radiator. Wood effect laminate flooring.



BEDROOM TWO 10' 9" x 8' 9" (3.28m x 2.67m)

uPVC double glazed window to front aspect. Built in wardrobes with sliding doors. Radiator. Plastered ceiling.



BEDROOM THREE 8' 9" x 7' 8" (2.67m x 2.34m)

uPVC double glazed window to rear aspect. Small cupboard. Radiator. Plastered ceiling.



BATHROOM 7' x 6' 2" (2.13m x 1.88m)

Obscure uPVC double glazed window to front aspect. A three piece suite comprising panelled bath with shower attachment, pedestal wash hand basin and close coupled wc. Towel radiator. Slate tiled flooring. Part tiled walls. Plastered ceiling.



EXTERIOR.

The **SOUTH FACING REAR GARDEN** measuring approximately 40ft long x 35ft wide (12.19m x 10.67m) commencing with paved area. Laid to lawn. **SHED** to remain. Fencing to all boundaries. Gate providing access to front.



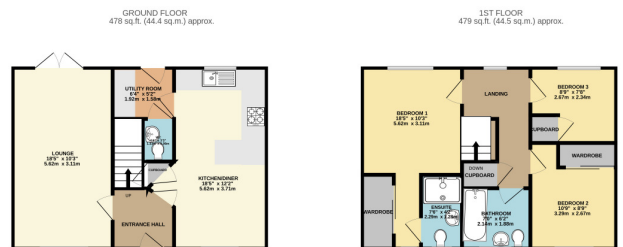
The **FRONT** has a driveway providing off street parking for two/three vehicles. Lawn area.

Agents Note:

Council Tax Band: E.

EPC: B.

Combi boiler installed in 2018 and has been serviced regularly.



TOTAL FLOOR AREA: 957 sq ft. (88.9 sq.m.) approx.
While every effort has been made to ensure the accuracy of the description contained herein, measurement of floor, wall, ceiling, space and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This area is for general purposes only and should be used as a guide only. A prospective purchaser should verify the area by independent means. The area is for general purposes only and should be used as a guide only. A prospective purchaser should verify the area by independent means. The area is for general purposes only and should be used as a guide only. A prospective purchaser should verify the area by independent means.

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.