

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

29 Willow Walk, Hockley, SS5 5DQ



Guide Price:
£375,000 - £400,000

Situated on the popular Broadlands Development is this two bedroom semi detached bungalow with lounge/diner, conservatory, low maintenance rear garden and off street parking for three vehicles. Close to mainline railway station, local shops and amenities.
Council Tax Band: C. EPC Rating: D.
Viewing advised. Our Ref: 19804.

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Accommodation comprises:

Entrance under **STORM PORCH** with uPVC front door to entrance hall.

ENTRANCE HALL

Cupboard housing combination boiler. Karndean flooring. Coving to plastered ceiling with downlights. Access to loft with loft ladder, lighting and part boarded. Radiator. Doors to lounge, bedroom one, bedroom two and shower room. Open to kitchen.



LOUNGE/DINER 13' x 12' (3.96m x 3.66m)

uPVC double glazed French doors providing access to the conservatory. Fireplace. Radiator. Coving to plastered ceiling. Opening into dining room.



DINING ROOM 10' 6" x 7' 3" (3.2m x 2.21m)

uPVC double glazed window to rear aspect. Radiator. Coving to plastered ceiling.



KITCHEN 9' x 5' 1" (2.74m x 1.55m)

A range of base and eye level units incorporating roll edge work surface with stainless steel sink drainer unit. Tiled splash backs. Integrated oven, hob and extractor fan. Integrated freezer. Wood effect laminate flooring. Coving to plastered ceiling with downlights. Opening into conservatory.



CONSERVATORY 16' 4" x 10' 6" (4.98m x 3.2m)

uPVC double glazed window to side and rear aspects. uPVC double glazed French doors providing access to rear garden. Continuation of base level units. Space and plumbing for washing machine. Two radiators. Continuation of wood effect laminate flooring. uPVC double glazed French doors back to the lounge.



BEDROOM ONE 17' 3" x 10' 7" (5.26m x 3.23m)

uPVC double glazed bay window to front aspect. Radiator. Coving to plastered ceiling.



BEDROOM TWO 12' 6" x 9' 7" (3.81m x 2.92m)

uPVC double glazed window to front aspect. Radiator. Coving to plastered ceiling.



SHOWER ROOM

uPVC double glazed window to side aspect. A three piece suite comprising shower, inset wash hand basin with vanity storage and close coupled wc. Towel radiator. Continuation of wood effect laminate flooring. Part tiled walls.



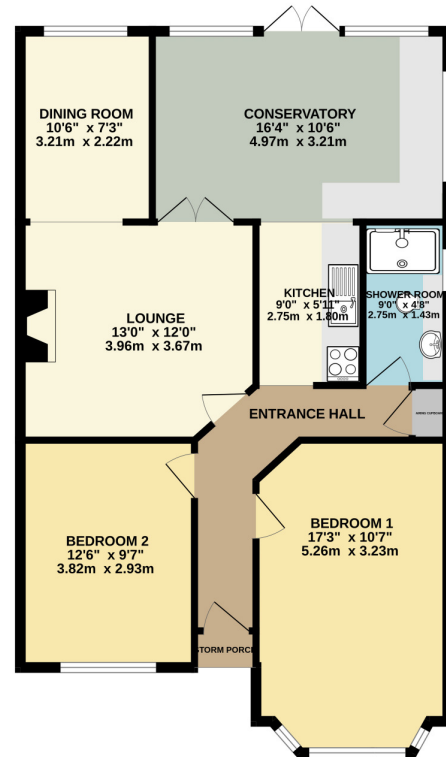
EXTERIOR.

The **LOW MAINTENANCE REAR GARDEN** commences with hardstanding patio area. A mix of brick wall and fencing to the boundaries. Flowers and shrubs to the borders. Shed. Gate providing access to front.



The **FRONT** has a block paved driveway providing off street parking for three vehicles.

GROUND FLOOR



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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