

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Hamilton Gardens, Hockley, SS5 5BX



Guide Price £325,000 - £350,000

Situated in a popular location, within close walking distance to mainline railway station, Plumberow Primary and Greensward Sixth Form Academy and local shops, is this two bedroom bay fronted semi-detached bungalow benefiting from having approximately 50ft rear garden, own block paved driveway providing off-street parking and detached garage.

NO ONWARD CHAIN.

Council Tax Band:C. EPC Rating: D.

Ref 19222

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Entrance via double glazed entrance door to

ENTRANCE HALL

Doors to all rooms.

LOUNGE 16' 1" x 12' (4.9m x 3.66m)

Double glazed bay window to the front aspect. Two double glazed stained glass windows to the side aspect. Feature fireplace with inset fire. Coving to ceiling. Radiator.



KITCHEN 8' 6" x 8' (2.59m x 2.44m)

Double glazed window to the side aspect. Base and eye level units. Roll edge work surfaces. Inset one and half stainless steel sink drainer unit. Integrated electric oven with electric hob. Space for appliances. Wood effect flooring. Plastered ceiling. Open plan through to dining room.



DINING ROOM 13' x 7' 10" (3.96m x 2.39m)

Double glazed window to the rear aspect. Double glazed door providing access to rear garden. Wood effect flooring. Coving to plastered ceiling.



BATHROOM

Obscure double glazed window to the rear aspect. WC with low level cistern. Pedestal wash hand basin. Panelled bath with shower over and shower screen. Wood effect flooring. Tiled walls. Plastered ceiling. Extractor fan. Chrome heated towel radiator.



BEDROOM ONE 12' 5" x 9' 9" (3.78m x 2.97m)

Double glazed window to the front aspect. Fitted wardrobes to one wall. Plastered ceiling. Radiator.



BEDROOM TWO 10' 1" x 9' 2" (3.07m x 2.79m)

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



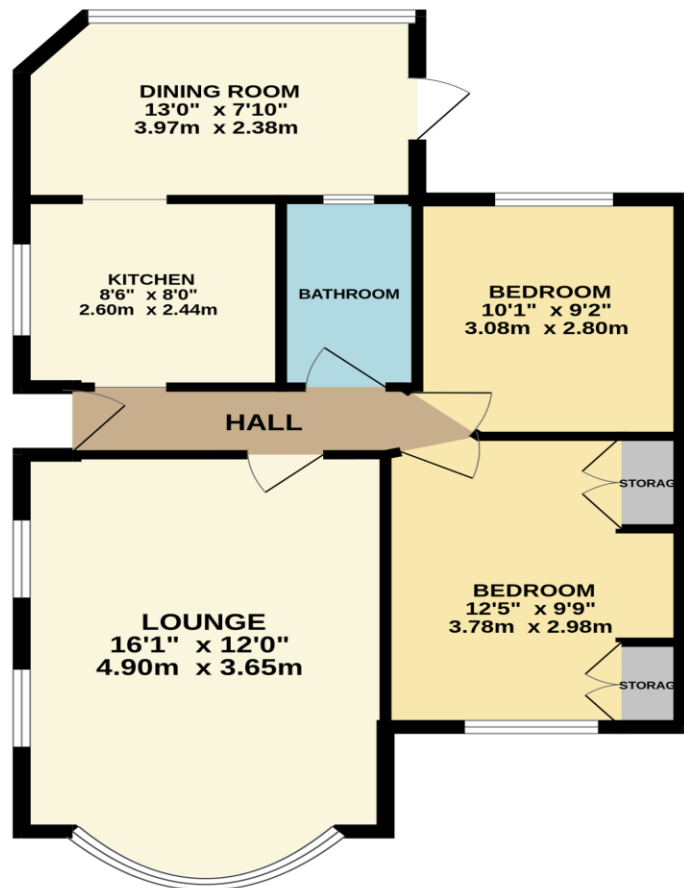
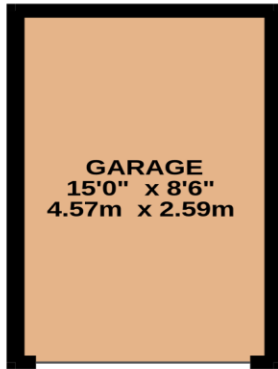
EXTERIOR

The **LOW MAINTENANCE REAR GARDEN** measures approximately 50ft (15.24m) and is fully paved. Sleeper borders with flowers and shrubs. Brick built **SHED** to the rear. Gate to side providing access to the front.



The **FRONT** has own block paved driveway providing off-street parking for two/three vehicles with shared access to the side leading to **DETACHED SINGLE GARAGE**, with personal door to rear garden.

GROUND FLOOR
778 sq.ft. (72.3 sq.m.) approx.



TOTAL FLOOR AREA : 778 sq.ft. (72.3 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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