

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Southview Road, Hockley, SS5 5DY



**Guide Price:  
£425,000 - £450,000**

Situated on the much sought after Broadlands Development is this immaculate three bedroom semi detached bay fronted 1930s style house with open plan kitchen/family room, lounge, recently fitted bathroom, rear garden measuring approximately 100ft and own driveway to the front.

Council Tax Band: D. EPC Rating: TBC.  
Viewing highly recommended. Our Ref: 19686.

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

[sales@wdhockley.com](mailto:sales@wdhockley.com) | [sales@wdbenfleet.com](mailto:sales@wdbenfleet.com) | [lettings@wdlets.com](mailto:lettings@wdlets.com)  
01702 200666 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)



Accommodation comprises:

Entrance via uPVC double glazed double doors providing access to entrance hall.

#### ENTRANCE HALL

Stairs to first floor accommodation with under stairs storage cupboard. Radiator. Amtico herringbone wood flooring. Coving to plastered ceiling.



#### KITCHEN/BREAKFAST ROOM 17' 9" max x 12' 9" max (5.41m x 3.89m)

Double glazed window to rear aspect.



#### KITCHEN AREA

A comprehensive range of high gloss base and eye level units incorporating wood effect work surface with integrated stainless steel sink drainer unit. Space and plumbing for appliances. Integrated electric oven with gas hob and stainless steel extractor chimney above with feature brick tiled splash back. Wood effect flooring.



#### BREAKFAST AREA

Double glazed French doors providing access to conservatory. Space for table and chairs. Continuation of wood effect flooring. Radiator. French doors providing access to lounge.



**CONSERVATORY 8' 9" x 8' 5" (2.67m x 2.57m)**

Double glazed windows to side aspect. Double glazed French doors providing access to rear garden. Tiled flooring.



**BEDROOM ONE 13' 7" x 10' 6" (4.14m x 3.2m)**

Double glazed bay window to front aspect. Coving to textured ceiling. Radiator.



**LOUNGE 14' 2" x 10' 6" (4.32m x 3.2m)**

Double glazed bay window to front aspect. Feature stone fireplace with inset fire. Coving to textured ceiling. Radiator. Door to entrance hall.



**BEDROOM TWO 12' 10" x 10' (3.91m x 3.05m)**

Double glazed window to rear aspect. Fitted wardrobes to one wall. Radiator.



**FIRST FLOOR LANDING**

Double glazed window to side aspect. Coving to plastered ceiling. Access to loft.

**BEDROOM THREE 9' x 7' 3" (2.74m x 2.21m)**

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



**BATHROOM (RECENTLY FITTED)**

Obscure double glazed window to rear aspect. A four piece suite comprising panelled bath with mixer taps, tiled corner shower cubicle with thermostatic shower, inset wash hand basin with vanity storage below and back to wall wc. Plastered ceiling with inset spotlighting. Heated towel radiator. Tiled flooring.



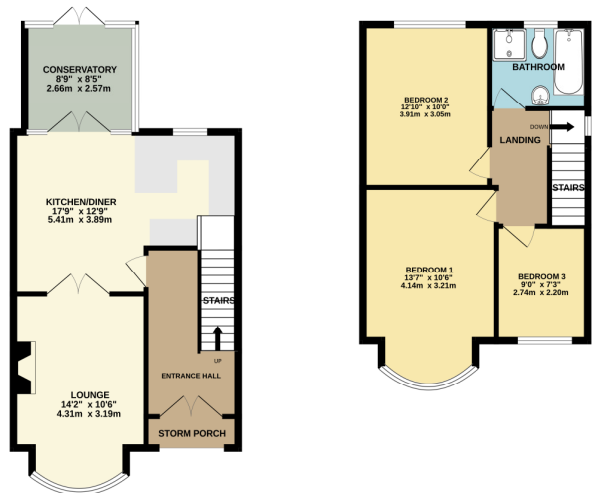
The **FRONT** has own shingled driveway providing off street parking. Block paved pathway to front door. Shared access to rear.

**EXTERIOR.**

The **REAR GARDEN** measures approximately 100ft (30.48m) commencing with patio area leading to garden. Beautifully laid to lawn with a selection of mature flower and shrub borders. To the rear of the garden is a **CHILDRENS PLAY AREA**. Gate providing access to front.

GROUND FLOOR  
521 sq ft. (48.4 sq.m.) approx.

1ST FLOOR  
455 sq ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 977 sq ft. (90.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan, measurements of the actual property should be taken before any offer is made. The floorplan is provided for information only and should not be relied upon for any purpose. The Seller, Agents and Equities do not warrant or guarantee the accuracy of the floorplan.

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