

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Manor Road, Hockley, SS5 4RJ



£375,000

Situated in the heart of Hockley, within close walking distance to main line railway station, the excellent Hockley primary schools, the Bull Inn and Hockley woods, is this stunning extended two double bedroom semi detached chalet. Having been improved by the current vendors to a high specification offering open plan kitchen/breakfast room opening onto family room, separate lounge to front, modern fitted bathroom, custom built garden office and off street parking for several vehicles. Viewing highly recommended. Council Tax Band: C. EPC Rating: TBC. Our Ref: 20377.

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Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation. Oak doors to ground floor rooms. Tiled flooring. Plastered ceiling.



LOUNGE 14' 11" x 11' 9" (4.55m x 3.58m)

Double glazed window to front aspect. Custom built storage units. Feature fireplace with tiled hearth, oak mantle and feature inset log burner. Contemporary vertical radiator. Plastered ceiling.



UNDER STAIRS UTILITY ROOM 8' 2" x 5' 3" (2.49m x 1.6m)

Cloaks storage and hanging space.

KITCHEN/BREAKFAST ROOM 14' 11" x 10' 8" (4.55m x 3.25m)

A comprehensive range of modern base and eye level units incorporating wood effect work surface with inset one and a half sink drainer unit. Feature brick tiled splash backs. Breakfast bar. Twin eye level electric oven. Induction hob with stainless steel extractor chimney above. Integrated fridge freezer. Integrated dishwasher. Tiled flooring. Plastered ceiling with inset spotlighting. Open plan to family room.



FAMILY ROOM 18' 11" x 9' 3" (5.77m x 2.82m)

Double glazed French doors providing access to rear garden. Glass roof lantern. Continuation of tiled flooring. Plastered ceiling with inset spotlighting.



FIRST FLOOR LANDING

BEDROOM ONE 12' 5" x 10' 5" (3.78m x 3.18m)

Double glazed window to front aspect. Radiator. Coving to plastered ceiling. Oak door to walk in eaves storage/dressing room cupboard.



BEDROOM TWO 12' 5" x 7' 11" (3.78m x 2.41m)

Double glazed window to rear aspect. Radiator. Coving to plastered ceiling. Door to walk in eaves storage cupboard.



LUXURY FAMILY BATHROOM

Obscure double glazed window to side aspect. A three piece suite comprising panelled bath with shower over and full height glass shower screen, inset wash hand basin with chrome mixer and vanity storage below and back to wall wc. Contemporary heated towel radiator. Wood effect flooring. Tiled walls. Plastered ceiling with inset spotlighting. Extractor.

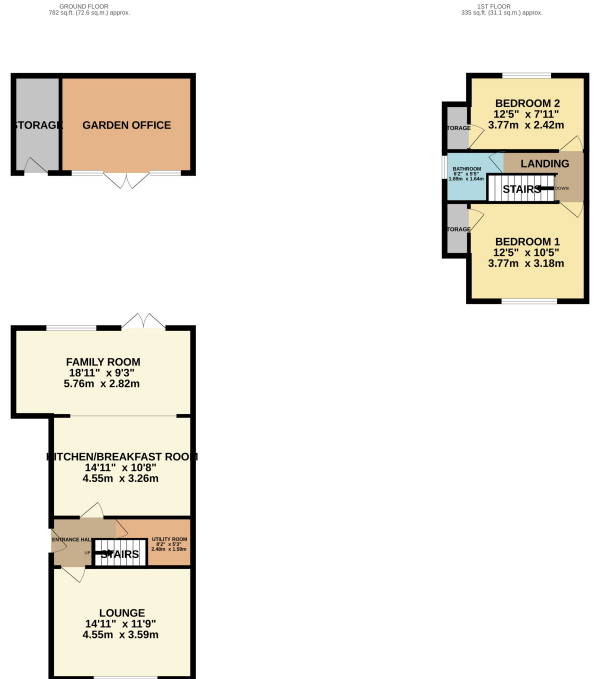


EXTERIOR.

The **REAR GARDEN** commences with patio area leading to garden. Laid to lawn. A selection of mature flower and shrub borders. uPVC door to **CUSTOM BUILT CEDAR CLADDED GARDEN OFFICE**. Plastered ceiling. Wood effect flooring. Air conditioning and heating unit. Power and lighting. Perfect for outdoor office or gym space. **STORAGE/SHED** area. Double opening gates providing access to front.



The **FRONT** has own block paved driveway providing off street parking for several vehicles.



TOTAL FLOOR AREA - 1116 sq.ft. (103.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to the opposite of what is shown.
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