

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Mey Walk, Hockley, SS5 4UG



**Guide Price:
£225,000 - £250,000**

Situated on the popular Betts Farm Development is this perfect first time purchase freehold one/two bedroom house. Having own rear garden accessed directly from the conservatory and allocated parking in communal car park. The property is located in quiet side walk position and within very close walking distance to Hockley's high street, schools and mainline railway station.

NO ONWARD CHAIN. VIEWING ADVISED.
Council Tax Band: B. EPC Rating: TBC. Our Ref: 20094.

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

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



Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation with under stairs storage cupboard. Radiator. Coving to ceiling. Oak doors to all ground floor rooms.



KITCHEN 7' 10" x 6' 3" (2.39m x 1.91m)

Double glazed window to rear aspect. A range of Shaker style base and eye level units incorporating wood effect roll top work surface with inset stainless steel sink drainer unit. Tiled splash backs. Integrated oven. Gas hob and extractor hood above. Space and plumbing for appliances. Tiled flooring.



LOUNGE 12' 3" x 10' 3" (3.73m x 3.12m)

Double glazed French doors providing access to conservatory. Radiator. Coving to plastered ceiling.



CONSERVATORY 10' 9" x 9' 8" (3.28m x 2.95m)

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



FIRST FLOOR LANDING

Storage cupboard. Oak doors to all first floor rooms.



BEDROOM ONE 12' 3" x 10' 3" (3.73m x 3.12m)

Double glazed window to rear aspect. Radiator. Coving to plastered ceiling.



BEDROOM TWO/STUDY AREA 8' 7" x 6' 3" maximum measurements (2.62m x 1.91m)

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



BATHROOM

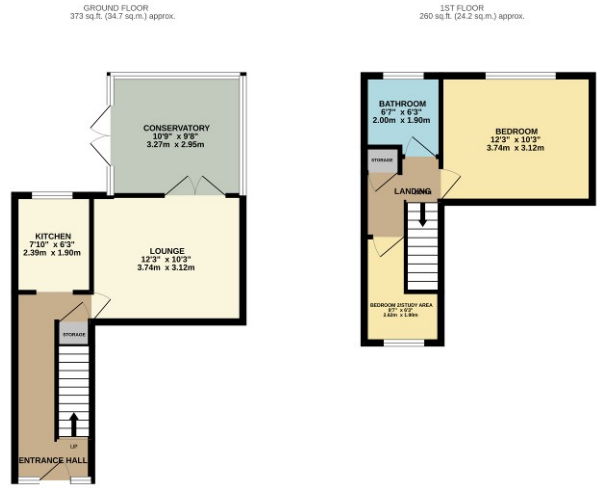
Obscure double glazed window to side aspect. A three piece suite comprising panelled bath with shower over and glass shower screen, inset wash hand basin with vanity storage below and back to wall wc. Heated towel radiator. Tiled walls. Tiled flooring. Plastered ceiling.



EXTERIOR.

A LOW MAINTENANCE SECLUDED REAR GARDEN with hardstanding. Gate providing access onto Buckingham Road.

The property is located in a private walk way in Mey Walk with pathway leading to front door. Communal car park located in Mey Walk with allocated parking.



TOTAL FLOOR AREA: 642 sq.ft. (59.9 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained herein, measurements of areas, volumes, capacities and other facts are approximate and are not intended to be used as a basis for any legal proceedings. The 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. Mapref: H01020