

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Southview Road, Hockley, SS5 5DY



Guide Price £500,000 - £525,000

Situated on the popular Broadlands development is this stunning, extended, four bedroom semi-detached chalet, improved by the current owners to provide high quality specification throughout and benefiting from having luxury fitted bathroom, en suite to master bedroom, open plan kitchen/family room, beautiful rear garden measuring approximately 85ft and with large Outbuilding and own driveway providing off-street parking. Walking distance to local schools, shops and mainline railway station.

Council Tax Band: D. EPC Rating: D.

Ref 18008

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Entrance via double glazed entrance door to the

ENTRANCE HALL

Plastered ceiling. Inset spot lights. Contemporary Vertical radiator. Oak doors to all rooms.



LOUNGE/DINER 24' 10" x 12' 11" (7.57m x 3.94m)

Double glazed window with custom fitted shutters, to the front aspect. Stairs with Oak balustrade, to first floor accommodation. Plastered ceiling. Inset spot lights. Contemporary radiators. Door to Kitchen/Breakfast room.



KITCHEN/BREAKFAST ROOM

Luxury Kitchen 19' 8" x 7' 2" (5.99m x 2.18m)

Double glazed window to the rear aspect. Modern high gloss base and eye level units. Quartz work surfaces. Inset sink drainer unit. Integrated double electric oven, microwave and heating drawer. Separate Induction hob with stainless steel chimney above. Integrated dish washer. Integrated full height fridge. Integrated full height freezer. Wood effect flooring. Plastered ceiling. Inset spot lights. Door to Utility Room.



Breakfast Area 10' 4" x 10' (3.15m x 3.05m)

Double glazed French doors providing access to rear garden. Plastered ceiling. Inset spot lights. Contemporary radiator.



GROUND FLOOR BEDROOM FOUR 11' x 8' 11" (3.35m x 2.72m)

Double glazed window with custom fitted shutters, to the rear aspect. Coving to plastered ceiling. Radiator.



UTILITY ROOM 7' 2" x 4' 2" (2.18m x 1.27m)

Double glazed window to the rear aspect. Double glazed door providing access to rear garden. Base level units. Space for appliances. Wood effect flooring.



GROUND FLOOR BEDROOM THREE 13' 11" x 10' 5" (4.24m x 3.18m)

Double glazed bay window with custom fitted shutters, to the front aspect. Coving to plastered ceiling. Radiator.



GROUND FLOOR LUXURY BATHROOM

Obscure double glazed window to the side aspect. WC with concealed cistern. Inset wash hand basin with vanity storage below. Tiled panelled Jacuzzi bath with inset body jets, chrome taps, shower over and shower screen. Tiled floor. Tiled walls. Plastered ceiling. Inset spot lights. Chrome heated towel radiator.



FIRST FLOOR ACCOMMODATION

LANDING

Oak doors to rooms.



BEDROOM ONE 11' 1" x 10' 7" (3.38m x 3.23m)

Double glazed window with custom fitted shutters, to the rear aspect. Fitted wardrobes to one wall. Plastered ceiling. Radiator.



EN SUITE

Obscure double glazed window to the rear aspect. WC with concealed cistern. Inset wash hand basin with high gloss vanity storage below. Fully tiled shower enclosure with thermostatic shower. Tiled floor. Tiled walls. Plastered ceiling. inset spot lights. Towel radiator.



BEDROOM TWO 21' max x 10' (6.4m x 3.05m)

Double glazed window with custom fitted shutters, to the front aspect. Custom fitted eaves wardrobes. Plastered ceiling. Radiator.



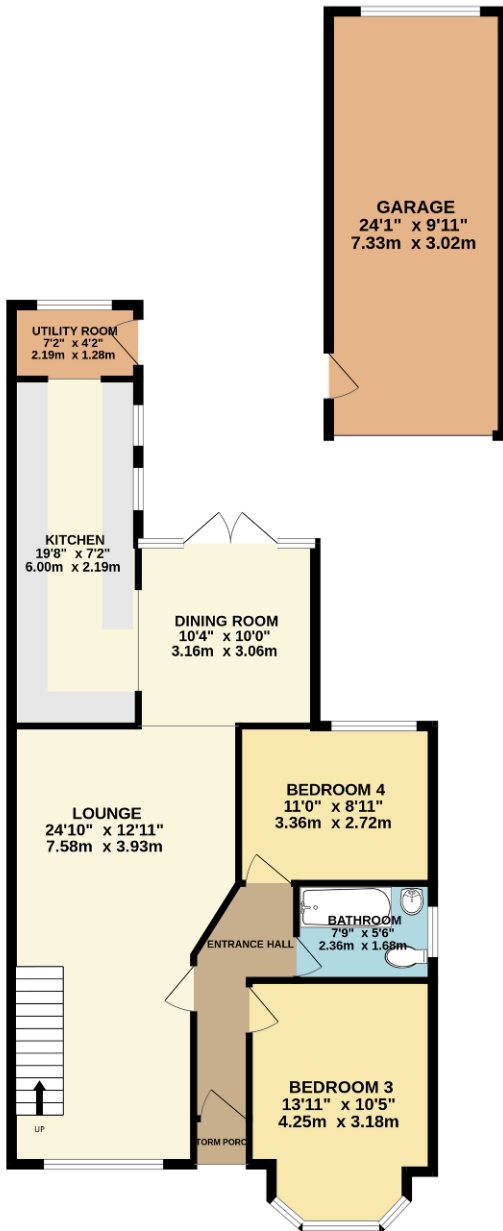
EXTERIOR

The **REAR GARDEN** measures approximately **85' (25.91m)** and commences with patio area leading to laid lawn. Flowers and shrubs to borders. Raised decking area with balustrade to the rear leading to **CABIN/GARDEN ROOM 18' x 12' (5.49m x 3.66m)** with power and lighting. Gate to side providing access to the front.

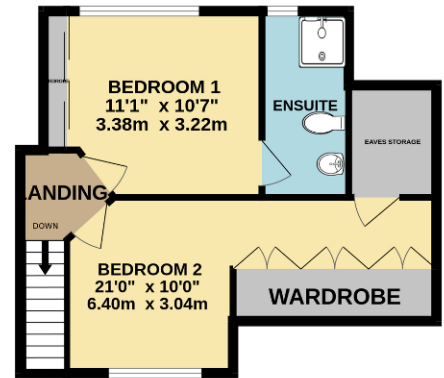


The **FRONT** has own large block paved driveway providing off-street parking for several vehicles with shared access to the side leading to **DETACHED GARAGE** with power and lighting, personal door to rear garden.

GROUND FLOOR
1134 sq.ft. (105.3 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 1554 sq.ft. (144.4 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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