

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## 17 Broadlands Road, Hockley, SS5 5DT



Guide Price £450,000 - £475,000

Situated on the popular Broadlands development is this spacious, character three bedroom semi-detached family home benefiting from having a rear garden approaching 200ft, exceptional and unusual for properties in this area, own block paved driveway providing off-street parking and has been maintained to a very high standard throughout with modern fitted kitchen and bathroom. Walking distance to local schools, shops and mainline railway station.

Council Tax Band: D. EPC Rating: tbc.

Ref 20284

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

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Entrance via double glazed entrance door to

#### ENTRANCE HALL

Stairs to first floor accommodation. Under stairs storage cupboard. Wood flooring. Part panelled walls. Plastered ceiling. Cast iron radiator.



#### GROUND FLOOR CLOAKROOM/WC

Obscure double glazed window to the front aspect. WC with low level cistern. Circular table top wash hand basin with wood vanity storage cupboard below. Tiled floor. Tiled walls. Chrome heated towel radiator.



#### LOUNGE 14' 3" x 11' 5" (4.34m x 3.48m)

Double glazed window, with custom fitted shutters, to the front aspect. Feature cast iron fireplace with inset fire. Wood effect flooring. Plastered ceiling. Radiator.



#### DINING ROOM 13' 6" x 10' 9" (4.11m x 3.28m)

Double glazed door, with adjacent windows, providing access to Conservatory. Original feature cast iron fireplace with inset fire. Wood effect flooring. Plastered ceiling. Radiator.



**CONSERVATORY 13' 5" x 9' 5" (4.09m x 2.87m)**

Double glazed windows. Double glazed French doors providing access to rear garden. Wood effect flooring. Radiator.



Double glazed window to the side aspect. Double glazed doors providing access to rear. Custom fitted storage cupboards. Tiled floor.



**KITCHEN 10' 2" x 6' 8" (3.1m x 2.03m)**

Double glazed window to the rear aspect. Double glazed door providing access to Boot Room. Range of modern base and eye level units. Inset ceramic sink drainer unit. Brick tiled splash backs. Integrated eye level electric oven and microwave. Inset gas hob. Space for dish washer. Space for fridge/freezer. Tiled floor. Plastered ceiling.



**BOOT ROOM 6' 8" max x 6' 1" max (2.03m x 1.85m)**

## FIRST FLOOR ACCOMMODATION

### LANDING

Double glazed window to the side aspect. Wood flooring. Plastered ceiling.



### BEDROOM ONE 13' 10" (into bay) x 11' 5" (4.22m x 3.48m)

Double glazed bay window, with custom fitted shutters, to the front aspect. Wood effect flooring. Plastered ceiling. Radiator.



### BEDROOM TWO 11' 6" x 10' 9" (3.51m x 3.28m)

Double glazed window, with custom fitted shutters, to the rear aspect. Wood effect flooring. Plastered ceiling. Radiator.



### BEDROOM THREE 9' 2" x 6' (2.79m x 1.83m)

Double glazed window, with custom fitted shutters, to the front aspect. Wood effect flooring. Plastered ceiling. Radiator.



**BATHROOM 6' 8" x 5' 8" (2.03m x 1.73m)**

Two obscure double glazed windows to the rear aspect.  
WC with low level cistern. Pedestal wash hand basin.  
Panelled bath with full height shower screen and shower  
over. Tiled floor. Part tiled walls. Plastered ceiling.  
Heated towel radiator.



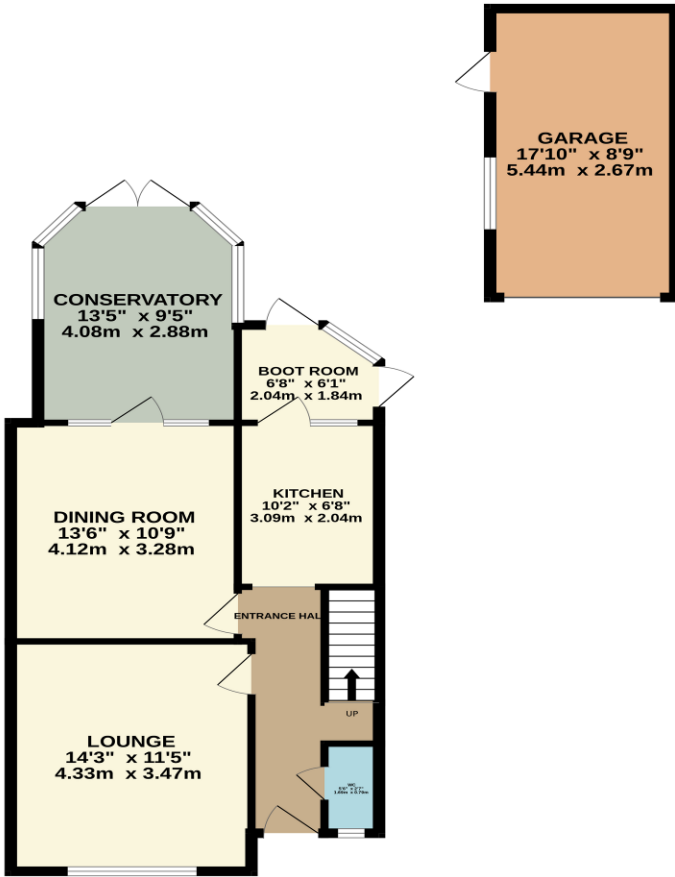
## EXTERIOR

The **EXCEPTIONAL REAR GARDEN** measures approximately 200' (60.96m) and commences with decked patio area with steps down to beautifully laid to lawn. Selection of mature trees, shrubs and hedging. Fences to all boundaries. Gate to side providing access to the front.

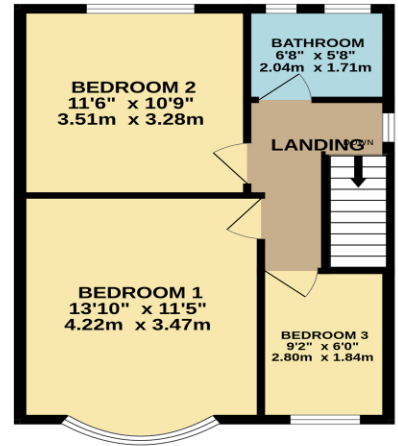


The **FRONT** has own block paved driveway providing off-street parking with shared access driveway to the side leading to **DETACHED GARAGE 17' 10" x 8' 9" (5.44m x 2.67m)** with personal door to rear garden.

GROUND FLOOR  
785 sq.ft. (73.0 sq.m.) approx.



1ST FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1234 sq.ft. (114.6 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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