

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Hamilton Gardens, Hockley, SS5 5BX



Guide Price
£375,000 - £400,000

Situated in a sought after location, within close walking distance to Plumberow Primary Academy and Greensward Sixth Form Academy as well as mainline railway station with links to London Liverpool Street and local shops, is this immaculate three/five bedroom semi-detached chalet benefiting from having versatile living accommodation to the ground floor, modern fitted kitchen, ground floor bathroom, recently fitted modern first floor shower room, recently landscaped rear garden and own driveway providing off-street parking.

Council Tax Band: D. EPC Rating: D.

Our Ref: 20481

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Entrance via double glazed entrance door.

ENTRANCE HALL

Wood effect flooring. Plastered ceiling. Radiator.



LOUNGE 17' 3" into bay x 11' 11" (5.26m x 3.63m)

Double glazed bay window to the front aspect. Two feature half moon windows to the side aspect. Stairs to first floor accommodation. Feature fire place. Wood effect flooring. Coving to plastered ceiling. Radiator.



KITCHEN 9' 2" x 8' 1" (2.79m x 2.46m)

Double glazed window to the rear aspect. Double glazed door providing access to Conservatory. Comprehensive range of modern Shaker style base and eye level units. Solid Oak work surfaces. Inset one and half sink drainer unit. Inset eye level twin electric oven. Inset gas hob with extractor over. Feature brick shape tile splash backs. Tiled floor with under floor heating. Plastered ceiling.



L-SHAPED CONSERVATORY 18' 6" max x 8' 11" max (5.64m x 2.72m)

Double glazed windows. Double glazed French doors providing access to rear garden. Base units. Solid Oak work surface. Space for free standing fridge/freezer. Space for dining table and chairs. Marble tiled floor with under floor heating.



GROUND FLOOR BATHROOM

Obscure double glazed window to the rear aspect. WC with low level cistern. Circular 'Table top' wash hand basin on Marble work surface with vanity storage below. Panelled bath. Tiled floor with under floor heating. Tiled walls. Plastered ceiling. Inset spot lights. Towel radiator.



GROUND FLOOR BEDROOM FIVE/STUDY 10' 2" x 7' 10" (3.1m x 2.39m)

Double glazed window to the rear aspect. Wood effect flooring. Coving to plastered ceiling. Radiator.



GROUND FLOOR BEDROOM FOUR/SITTING ROOM 12' x 8' 5" (3.66m x 2.57m)

Double glazed window to the front aspect. Wood effect flooring. Plastered ceiling. Radiator.



FIRST FLOOR LANDING

BEDROOM ONE 9' 5" x 9' 5" (2.87m x 2.87m)

Double glazed window to the rear aspect. Plastered ceiling. Radiator.



BEDROOM TWO 9' 8" x 9' 5" (2.95m x 2.87m)

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



BEDROOM THREE 10' 7" max x 8' 8" max (3.23m x 2.64m)

Double glazed window to the rear aspect. Plastered ceiling. Radiator.



FIRST FLOOR SHOWER ROOM (RECENTLY FITTED)

Obscure double glazed window to the rear aspect. WC with low level cistern. Wall mounted wash hand basin with drawer vanity storage below. Fully tiled corner shower cubicle with thermostatic shower and chrome Rainfall shower head. Tiled floor. Tiled walls. Plastered ceiling. Inset spot lights. Chrome towel radiator.



EXTERIOR

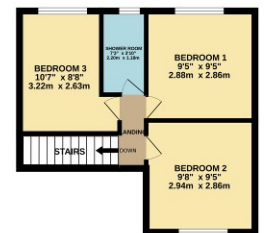
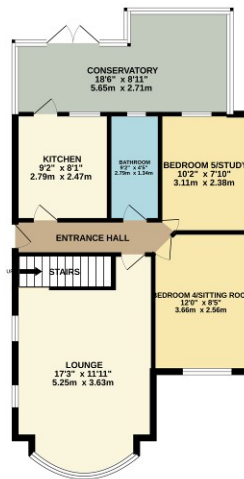
The **REAR GARDEN** measures approximately 50ft (15.24m) and commences with recently laid patio area continuing down one side to the rear and further patio area. Laid lawn. Gate to side providing access to the front.



The **FRONT** has own driveway providing off-street parking with shared access driveway to the side leading to **DETACHED GARAGE** with personal door to rear garden.

GROUND FLOOR
681 sq ft. (63.3 sq m) approx.

1ST FLOOR
328 sq ft. (30.4 sq m) approx.



TOTAL FLOOR AREA: 2009 sq ft. (187.7 sq m) approx.
 Measurements shown have been made to the accuracy of the British construction measurement system. However, variations of 20mm may occur due to the way the measurements were taken. The actual area may vary slightly from the area shown on the plan. The area shown on the plan is for information only and should not be used for any purpose other than to provide a general impression of the property. The actual area may vary slightly from the area shown on the plan. Measurements are to the internal face of walls and doors are to the face of the door.

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A 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.