

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Orchard Avenue, Hockley, SS5 5BA



£375,000

Situated in a popular location within the heart of Hockley, within very close walking distance to Plumberow Primary Academy as well as Greensward Sixth Form, local shops, Hockley Mount and mainline railway station, is this three bedroom semi detached house with own driveway providing off street parking for several vehicles, detached garage and a secluded rear garden. No onward chain.

Council Tax Band: C. EPC Rating: D. Our Ref: 19245.

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Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation. Radiator.

LOUNGE 15' 7" x 11' 4" (4.75m x 3.45m)

Double glazed window to front aspect. Feature fireplace. Radiators. Wood effect flooring. Coving to plastered ceiling.



KITCHEN/BREAKFAST ROOM 15' 7" x 12' 4" (4.75m x 3.76m)

Double glazed semi bay window to rear aspect. Double glazed French doors providing access to rear garden. A range of country style base and eye level units incorporating work surface with inset stainless steel sink drainer unit. Twin eye level electric oven. Gas hob with extractor above. Space and plumbing for appliances. Space for freestanding fridge freezer. Under stairs storage cupboard. Tiled flooring. Coving to plastered ceiling.



FIRST FLOOR LANDING

Access to loft.

BEDROOM ONE 15' 10" x 11' 4" (4.83m x 3.45m)

Double glazed window to front aspect. Fitted wardrobes. Radiator. Coving to plastered ceiling.



BEDROOM TWO 9' 9" x 8' 3" (2.97m x 2.51m)

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

BEDROOM THREE 9' 9" x 7' 4" (2.97m x 2.24m)

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



BATHROOM

Obscure double glazed window to rear aspect. A three piece suite comprising panelled bath with shower over, pedestal wash hand basin and close coupled wc. Radiator. Tiled walls. Tiled flooring.



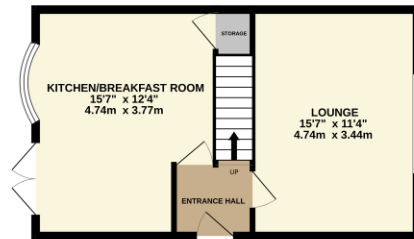
The **FRONT** has own driveway providing off street parking for several vehicles leading to side driveway and access to **DETACHED GARAGE**.

EXTERIOR.

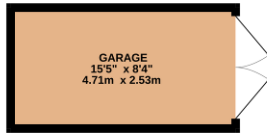
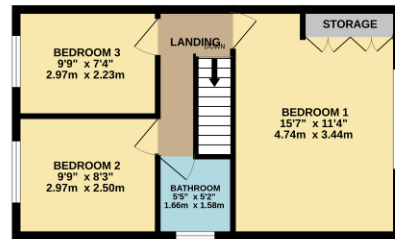
A **SECLUDED REAR GARDEN** commencing with patio leading to garden. Laid to lawn. A selection of mature flower, shrubs and trees. Door to garage. Gate providing access to front.



GROUND FLOOR
539 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 946 sq.ft. (87.9 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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