

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Brinkworth Close, Hockley, SS5 5DJ



Guide Price:
£375,000 - £400,000

Situated on the popular Broadlands Development, located in a quiet cul de sac, is this three good size bedrooms semi-detached family home, requiring some modernisation and benefiting from having large lounge, separate dining room, south facing rear garden, shared driveway to the side leading to own garage. Walking distance to local shops, schools and mainline railway station.

NO ONWARD CHAIN.

Council Tax Band: D. EPC Rating: E. Ref 200736

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Entrance via double glazed entrance door under storm porch.

ENTRANCE HALL

Double glazed window to the front aspect. Stairs to first floor accommodation. Wood flooring. Coving to ceiling. Radiator.



LOUNGE 15' 11" into bay x 10' 8" (4.85m x 3.25m)

Double glazed bay window to the front aspect. Feature fireplace. Wood flooring. Coving to ceiling. Two radiators. Glazed sliding doors to



DINING ROOM 12' 1" x 10' 8" (3.68m x 3.25m)

Feature fireplace. Wood flooring. Coving to ceiling. Radiator. Door to Kitchen. Double glazed French doors leading to **LEAN-TO**.



KITCHEN 12' 1" x 7' (3.68m x 2.13m)

Double glazed door providing access to the rear garden. Base and eye level units. Roll edge work surfaces. Inset stainless steel sink drainer unit. Tiled splash backs. Integrated double oven. Inset gas hob with extractor hood over. Space for appliances. Tiled effect flooring.

FIRST FLOOR ACCOMMODATION

LANDING

Double glazed window to the side aspect. Coving to ceiling.



BEDROOM ONE 16' 2" into bay x 10' 8" (4.93m x 3.25m)

Double glazed bay window to the front aspect. Sliding door wardrobes to one wall. Coving to ceiling. Radiator.



BEDROOM TWO 12' 4" x 9' 4" (3.76m x 2.84m)

Double glazed window to the rear aspect. Built-in cupboard. Coving to ceiling. Radiator.



BEDROOM THREE 8' 6" x 6' 9" (2.59m x 2.06m)

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



BATHROOM 7' 7" x 7' 2" (2.31m x 2.18m)

Obscure double glazed window to the rear aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Wood panelled bath with shower over. Tiled walls. Radiator.



EXTERIOR

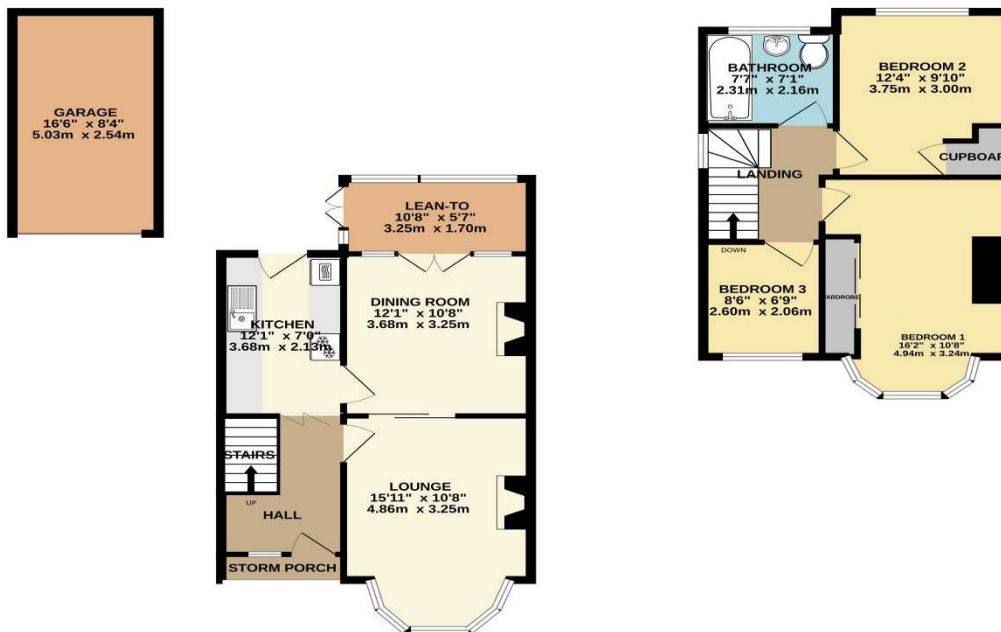
The **SOUTH FACING REAR GARDEN** measures approximately 35ft (10.67m) and commences with paved area leading to laid lawn. Pathway to rear. Gate to side providing access to the front.



The **FRONT** has shingle area with pathway to storm porch and entrance, shared driveway to the side leading to gate and **GARAGE** to the rear.

GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.

1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 1081 sq.ft. (100.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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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