

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Chestnut Close, Hockley, SS5 5EQ



£375,000

Situated on the popular Broadlands development, and occupying a beautifully presented plot, is this two double bedroom semi-detached bay fronted bungalow benefiting from having large conservatory overlooking a stunning rear garden measuring approximately 60ft and a detached garage. Close walking distance to local shops, schools and mainline railway station.

NO ONWARD CHAIN.

Council Tax Band: C. EPC Rating: tbc. Ref 20213

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Entrance via double glazed entrance door to

ENTRANCE HALL

Storage cupboard/airing cupboard housing boiler. Loft access. Radiator.



BEDROOM ONE 14' 4" into bay x 10' 1" (4.37m x 3.07m)

Double glazed bay window to the front aspect. Textured ceiling. Radiator.



BEDROOM TWO 13' x 10' 1" (3.96m x 3.07m)

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



BATHROOM

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



KITCHEN 9' 8" x 5' 10" (2.95m x 1.78m)

Double glazed window to the rear aspect. Double glazed door providing access to Conservatory. Base and eye level units. Roll edge work surfaces. Inset stainless steel sink drainer unit. Free standing cooker to remain. Fridge/freezer to remain.

LOUNGE 13' 2" x 12' (4.01m x 3.66m)

Double glazed French doors providing access to Conservatory. Door to Bedroom Three. Brick built fireplace. Radiator.

BEDROOM THREE 10' 5" x 7' 5" (3.18m x 2.26m)

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



CONSERVATORY 16' 4" x 10' 5" (4.98m x 3.18m)

Double glazed windows. Double glazed patio doors providing access to rear garden. Radiator.



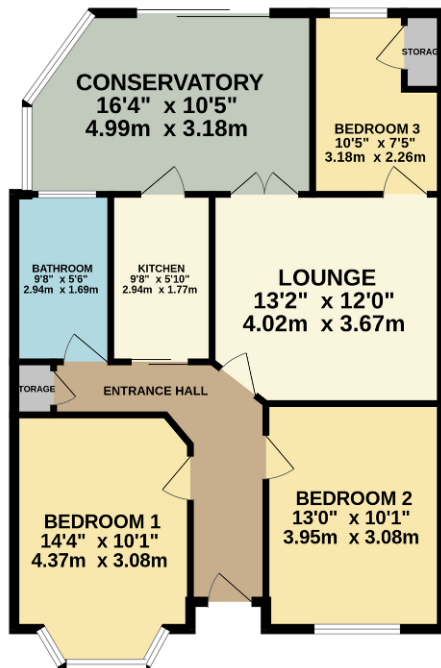
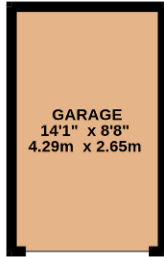
EXTERIOR

The **BEAUTIFULLY PRESENTED REAR GARDEN** measures approximately 60' (18.29m) and commences with patio area leading to laid lawn. Selection of mature flowers, shrubs and trees. **GREENHOUSE** to remain. **DETACHED GARAGE** with power and lighting (this could be converted to create ideal office/gym/storage). Double opening gates providing access to the side and front.



The **FRONT** has lawn area, selection of mature flowers, shrubs and trees and pathway to entrance door. Shared access/driveway to the side providing access to the rear.

GROUND FLOOR
980 sq.ft. (91.0 sq.m.) approx.



TOTAL FLOOR AREA : 980 sq.ft. (91.0 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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