

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Westbourne Close, Hockley, SS5 5EA



Guide Price:
£425,000 - £450,000

Situated on the popular Broadlands estate, on a larger than average corner plot position backing onto fields, is this semi detached bungalow. Having been recently refurbished to a high standard with large lounge, large dining area, modern fitted kitchen, separate utility room, four good size bedrooms, modern fitted bathroom and off street parking. Close to local shops, amenities, mainline railway station and within walking distance of Greensward Academy.

NO ONWARD CHAIN. Council Tax Band: D.

EPC Rating: TBC. Our Ref: 20335.

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

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com

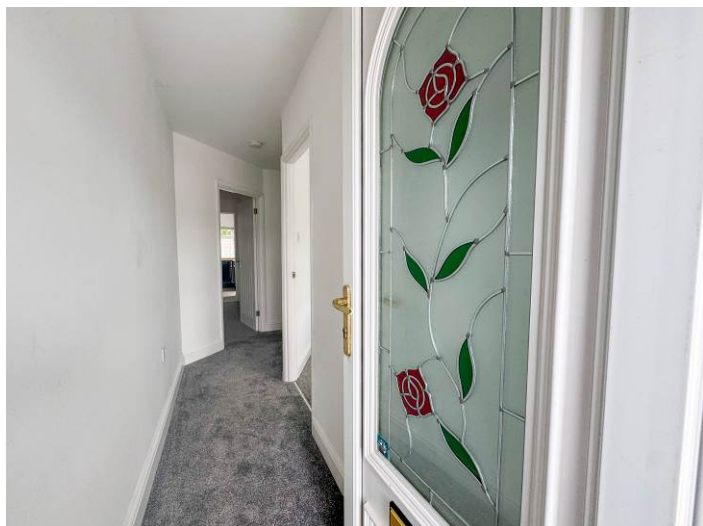


Accommodation comprises:

Entrance under **STORM PORCH** via uPVC double glazed lead light French doors to entrance hall.

ENTRANCE HALL

Storage cupboard. Plastered ceiling. Access to loft. Doors to bedroom one, dining room, bathroom, utility room, bedroom two and bedroom four.



BEDROOM ONE 17' x 11' 2" (5.18m x 3.4m)

uPVC double glazed bay window to front aspect. Radiator.



DINING AREA 14' 10" x 12' 5" (4.52m x 3.78m)

Door to bedroom three. Coving to plastered ceiling. Open to kitchen. Open to lounge.



LOUNGE 12' 8" x 10' 1" (3.86m x 3.07m)

uPVC double glazed window to front aspect. Radiator. Coving to plastered ceiling.



BEDROOM THREE 10' 11" x 7' 2" (3.33m x 2.18m)

uPVC double glazed window to rear aspect. Radiator. Plastered ceiling.



KITCHEN 10' 11" x 7' 8" (3.33m x 2.34m)

Two uPVC double glazed window to side and rear aspects. uPVC double glazed door providing access to rear garden. A comprehensive range of modern base level units incorporating roll edge work surface with inset stainless steel sink drainer unit. Integrated oven. Induction hob with extractor hood above. Combination boiler (three years old). Laminate flooring.



BATHROOM

Obscure uPVC double glazed window with blinds to rear aspect. A three piece suite comprising panelled bath, corner shower, comprising inset sink with vanity storage below and close coupled wc. Storage cupboard.



UTILITY ROOM 9' x 5' 11" (2.74m x 1.8m)

uPVC double glazed window to rear aspect. A range of base level units incorporating wood work surface with inset stainless steel sink unit. Plumbing and space for washing machine and tumble dryer. Splash backs. Opening to inner hallway.



INNER HALLWAY

uPVC double glazed door providing access to rear garden. Door to wc.

WC

Obscure uPVC double glazed window to rear aspect. Low level wc.

BEDROOM TWO 13' 2" x 13' (4.01m x 3.96m)

uPVC double glazed window to front aspect. Two small uPVC double glazed windows to side aspect. Radiator. Plastered ceiling.



BEDROOM FOUR 9' 1" x 7' 2" (2.77m x 2.18m)
 uPVC double glazed window to side aspect. Radiator.



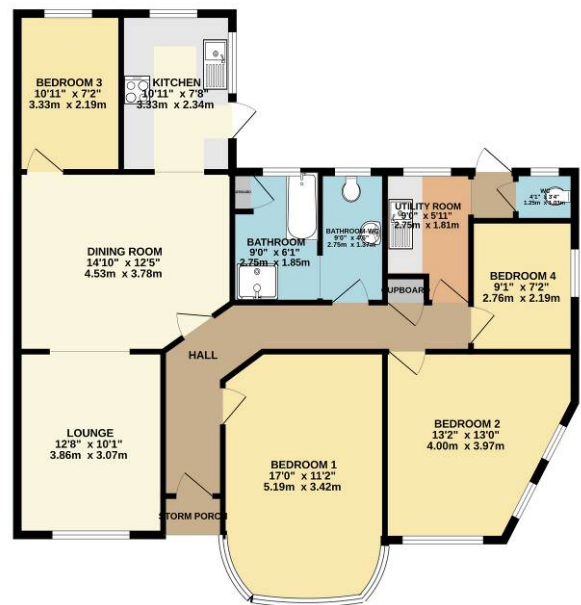
EXTERIOR.

The **REAR GARDEN** measures approximately 42ft (12.8m) at its maximum by 80ft (24.38m) long and wraps around the property commencing with a shingled patio area. Fencing to boundaries. Backing onto fields at the rear. Raised flower bed.



The **FRONT** has a shingled driveway providing off street parking for approximately four vehicles together with parking to the side.

GROUND FLOOR
 1157 sq.ft. (107.5 sq.m.) approx.



TOTAL FLOOR AREA: 1157 sq.ft. (107.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and not necessarily to scale. The only way to verify the accuracy of the floorplan is to view the property in person. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency (see the guide).
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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.