

## 37 Westminster Drive, Hockley SS5 4XD



**O.I.E.O £ 315,000**

Situated on one of the widest plots on the Betts Farm Development is this three bedroom semi detached house. The property benefits from spacious side plot measuring approx. 30ft with rear garden measuring approx. 50ft. Within a short walk of Hockley mainline railway station and High Street. Off-street parking for two vehicles. NO ONWARD CHAIN. KEYS HELD FOR VIEWINGS. Our Ref: 15194.

**Directions:** Proceeding from the centre of Hockley at the Spa roundabout heading towards Rayleigh. At the first mini roundabout turn right into Buckingham Road and 3rd left into Westminster Drive.



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Entrance door to entrance hall.

#### **ENTRANCE HALL**

uPVC double glazed window to side aspect. Stairs to first floor accommodation. Radiator.

#### **KITCHEN 8' 6" x 7' 9" (2.59m x 2.36m)**

uPVC double glazed window to front aspect. A range of base and eye level cabinets incorporating roll edge work surface with an inset sink drainer unit. Built in oven with hob and extractor hood above. Space for washing machine and fridge freezer. Wall mounted boiler (18 months old). Tiled splash back.



#### **LOUNGE 16' 9" x 14' 7" (5.11m x 4.44m)**

uPVC double glazed window to rear aspect. Double glazed French doors providing access to rear garden. Radiator. Door to large under stairs storage cupboard.



#### **FIRST FLOOR LANDING**

uPVC double glazed window to side aspect. Over stairs airing cupboard. Access to loft.

#### **BEDROOM ONE 14' 4" x 8' 1" (4.37m x 2.46m)**

Double glazed window to front aspect. Radiator.



#### **BEDROOM TWO 10' 3" x 8' (3.12m x 2.44m)**

Double glazed window to rear aspect. Radiator.



#### **BEDROOM THREE 7' 6" x 6' 3" (2.29m x 1.91m)**

Double glazed window to rear aspect. Radiator.



### BATHROOM

Obscure uPVC double glazed window to front aspect. A three piece suite comprising bath with shower above, pedestal wash hand basin and low level wc. Radiator. Part tiled walls.



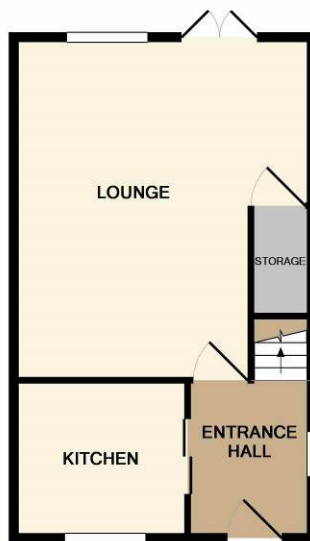
The **FRONT** has off street parking for one vehicle, with potential for additional off street parking if required.

### EXTERIOR.

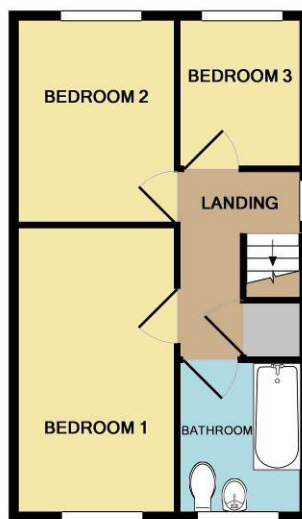
The property sits on a large plot with the **REAR GARDEN** measuring approximately 50ft (15.24m) with spacious **SIDE GARDEN** measuring approximately 30ft (9.14m) wide. Mainly laid to lawn with established shrubs, trees and flower bed borders. Gate providing access to front.







GROUND FLOOR  
APPROX. FLOOR  
AREA 359 SQ.FT.  
(33.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 350 SQ.FT.  
(32.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 709 SQ.FT. (65.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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