

## Turrett Cottages, High Road, Hockley, SS5 4TG



£ 425,000

Nestled within an idyllic semi rural position, approached via a private driveway, is this two/three bedroom semi detached rarely available character cottage, requiring modernisation throughout, but which oozes a wealth of character and charm with a rear garden approaching 200ft and far reaching views to all aspects. Within walking distance to local schools, Hockley Woods and all local amenities.

Internal viewing highly recommended. EPC Rating: E. Our Ref: 17372.

**Directions:** Proceeding from the Spa roundabout in the centre of Hockley take the Main Road towards Rayleigh. Continue along this road for some distance which turns into High Road. The property can be found on the left hand side via a private driveway.



**Tel: 01702 200666** **[www.williamsanddonovan.com](http://www.williamsanddonovan.com)**

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU email: [hockleysales@williamsanddonovan.com](mailto:hockleysales@williamsanddonovan.com)

Company No. 4510230 VAT Registration No. 725 9879 75



Entrance via glazed door providing access to hall.

### ENTRANCE HALL

Stairs to first floor accommodation.

### LOUNGE/DINER 24' 5" x 12' 11" (7.44m x 3.94m)

Double glazed window to front aspect. Window to rear aspect. Three radiators. Fireplace with inset gas fire. Door to ground floor bedroom/sitting room. Door to kitchen/breakfast room.



### KITCHEN/BREAKFAST ROOM 18' 4" x 10' 11" (5.59m x 3.33m)

Double glazed window to side and rear aspects. A range of base and eye level units incorporating roll edge work surface with stainless steel sink drainer unit. Tiled splash backs. Space and plumbing for appliances. Built in storage cupboard. Coving to textured ceiling. Door to inner lobby.



### INNER LOBBY

### GROUND FLOOR CLOAKROOM

Obscure double glazed window to rear aspect. A two piece suite comprising wash hand basin and low level wc. Coving to ceiling.

### CONSERVATORY/LEAN TO 12' 1" x 7' 2" (3.68m x 2.18m)

Windows to side and rear aspects. Sliding doors providing access to rear garden.



### GROUND FLOOR BEDROOM/SITTING ROOM 13' 5" x 8' (4.09m x 2.44m)

Double glazed French doors providing access to side aspect. Radiator. Door to en suite.



### EN SUITE WET ROOM 8' x 4' 11" (2.44m x 1.5m)

Obscure double glazed window to side aspect. A three piece suite comprising shower area with electric shower over, wash hand basin and low level wc. Heated towel rail.





### FIRST FLOOR LANDING

Double glazed window to side aspect with far reaching views across open fields.

### BEDROOM ONE 12' 11" max x 11' 8" (3.94m x 3.56m)

Double glazed window to side and front aspects. Radiator. Coving to textured ceiling.



### BEDROOM TWO 9' 2" x 8' 2" (2.79m x 2.49m)

Double glazed window to side and rear aspects. Radiator. Fitted wardrobes. Coving to textured ceiling.



### SHOWER ROOM

Obscure double glazed window to rear aspect. A three piece suite comprising shower cubicle, pedestal wash hand basin and low level wc. Tiled splash backs. Radiator. Built in airing cupboard housing immersion heater.



### EXTERIOR.

The **REAR GARDEN** measures approaching 200ft (60.96m) commencing with paved patio area. An abundance of flower and shrub borders. Pond with water feature. **GREENHOUSE** to remain. Large established lawn area with a further selection of mature flower and shrubs providing seclusion to all boundaries. **SHED** with power to remain. Door to **DETACHED GARAGE** with power and lighting. Gate providing access to front.





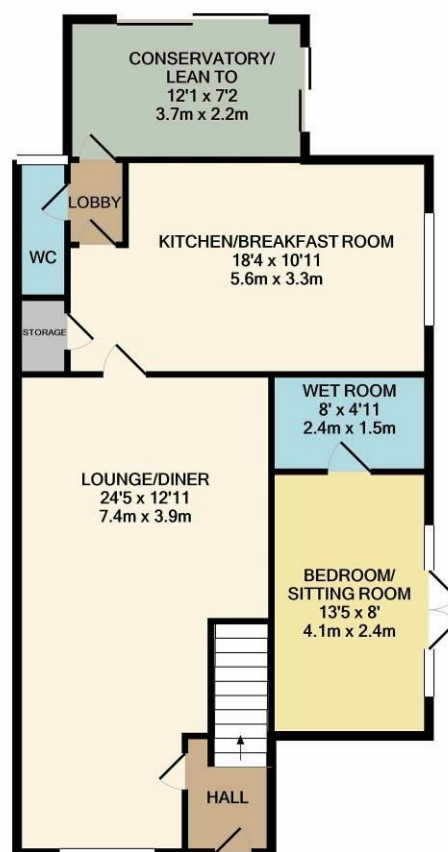
The **FRONT** is approached via a private driveway with gate providing access to pathway leading to property. Off street parking for several vehicles leading to garage.



#### Agents Note:

The vendors advise that the property is on greenbelt land, has no mains drainage and has a septic tank.

In addition, the vendors advise that the approach to the property from the High Road does not form part of the sale. See copy of Land Registry Title below. Please contact us should you require further clarification.



GROUND FLOOR  
APPROX. FLOOR  
AREA 778 SQ.FT.  
(72.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 315 SQ.FT.  
(29.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1092 SQ.FT. (101.5 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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#### 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.