

## Woodlands Road, Hockley, SS5 4PY



**Guide Price:**  
**£475,000 - £500,000**

Situated in one of Hockley's most sought after roads and within a stone's throw of Hockley Woods is this stunning extended three bedroom semi detached family home. The property has been improved by the current vendors to a very high specification throughout with a rear garden measuring approximately 90ft and block paved driveway providing off street parking for several vehicles. Within very close walking distance to all amenities.

Viewing advised. EPC Rating: D. Our Ref: 17548.

Entrance via uPVC glazed entrance door to entrance hall.  
**ENTRANCE HALL**

### SPACIOUS ENTRANCE HALL

Two full height storage cupboards.

### KITCHEN 8' 11" x 9' 6" (2.72m x 2.9m)

A comprehensive range of modern base and eye level units incorporating granite effect work surface with inset stainless steel sink drainer unit. Integrated electric oven with four ring gas hob and stainless steel extractor chimney above. Tiled splash backs. Space and plumbing for appliances. Feature LED under unit lighting. Space for freestanding fridge freezer. Tiled flooring. Plastered ceiling with inset spotlighting.



### GROUND FLOOR BATHROOM

Obscure double glazed window to side aspect. A three piece suite comprising panelled bath with wall mounted chrome mixer taps and thermostatic shower over, wall hung vanity unit with inset wash hand basin and chrome mixer tap and low level wc. Chrome heated towel rail. Tiled flooring. Tiled walls. Plastered ceiling with inset spotlighting.



### LOUNGE/DINER 26' x 10' 10" (7.92m x 3.3m)

Double glazed semi bay window to front aspect. Feature fireplace with slate tiled hearth. Coving to plastered ceiling with inset spotlighting. Radiators. Stairs to first floor accommodation. Open plan to conservatory/dining area.





**CONSERVATORY/DINING AREA 19' 9" x 8' 3" (6.02m x 2.51m)**

Double glazed windows overlooking rear garden. Double glazed French doors providing access to rear garden. Double glazed door providing access to rear garden.



**FIRST FLOOR LANDING**

**BEDROOM ONE 16' 10" x 9' 3" (5.13m x 2.82m)**

Double glazed window to front aspect. Radiator. Eaves storage. Plastered ceiling.



**BEDROOM TWO 9' 3" x 9' (2.82m x 2.74m)**

Double glazed window to rear aspect. Radiator. Plastered ceiling.



**BEDROOM THREE 9' x 7' 8" (2.74m x 2.34m)**

Double glazed window to rear aspect. Radiator. Plastered ceiling.



## SHOWER ROOM

Obscure double glazed window to side aspect. A three piece suite comprising walk in shower cubicle with thermostatic shower, wash hand basin and low level wc. Chrome heated towel rail. Built in storage cupboard. Tiled walls. Tiled flooring.

## EXTERIOR.

The **REAR GARDEN** measures approximately 90ft (27.43m) commencing with recently laid patio area. Laid to lawn with flower and shrub borders. **SUMMERHOUSE** to remain. **DETACHED GARAGE** with power and lighting. Gate providing access to front.



The **FRONT** has own block paved driveway providing off street parking for several vehicles.

