

Hockley Road, Rayleigh, SS6 8EU



Guide Price:
£1,200,000 - £1,250,000

Occupying a superb plot with sweeping in and out driveway, in an enviable position on the borders of Rayleigh/Hockley and siding onto open fields with stunning views, is this substantial five bedroom detached family home with a rear garden in excess of 100ft. Offering fantastic living accommodation throughout with the potential for further extension to side and rear, subject to the usual planning consents. In the catchment of the best primary and senior schools in the area. Properties of this calibre rarely become available within the local area. Viewing highly recommended.

Our Ref: 18149.



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Entrance via triple glazed composite entrance door to entrance hall.

SPACIOUS ENTRANCE HALL

Storage cupboard. Coved cornice to plastered ceiling. Radiator. Wood effect flooring. Stairs to first floor accommodation.



GROUND FLOOR WC

Double glazed uPVC sash window to front aspect. A two piece suite comprising pedestal wash hand basin and low level wc. Heated towel radiator. Part tiled walls. Wood effect flooring. Coving to plastered ceiling.



SITTING ROOM 13' 7" x 11' 6" (4.14m x 3.51m)

Double glazed uPVC sash windows to front and side aspects. Wood effect flooring. Coved cornice to plastered ceiling. Radiator.



LOUNGE 20' 10" x 16' 1" (6.35m x 4.9m)

Two double glazed windows to side aspect with inset bay to one. Double glazed French doors with double glazed lead light side panels providing access to rear garden. Two radiators. Feature fireplace with inset fire. Wood effect flooring. Coved cornice to plastered ceiling.



DINING ROOM 13' 11" x 11' 10" (4.24m x 3.61m)

Double glazed uPVC sash window to front aspect. Wood effect flooring. Radiator. Coved cornice to plastered ceiling. Door to kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM 18' 3" x 10' 3" (5.56m x 3.12m)

Two double glazed windows to rear aspect. A comprehensive range of modern high gloss base and eye level units incorporating quartz work surface with inset sink drainer unit. Complimentary breakfast bar. Integrated double electric oven with separate induction hob with extractor hood above. Integrated fridge freezer. Integrated dishwasher. Two full height pull out larder cupboards. Radiator. Karndeian wood effect flooring. Door to utility room.



UTILITY ROOM 10' 3" x 6' (3.12m x 1.83m)

Double glazed window to rear aspect. Obscure double glazed uPVC door providing access to rear aspect. High gloss base and eye level units incorporating work surface with one and a half inset stainless steel sink drainer unit. Space and plumbing for appliances. Coved cornice to plastered ceiling. Karndeian wood effect flooring.



FIRST FLOOR GALLERIED LANDING

Airing cupboard with double opening doors. Coved cornice to plastered ceiling. Access to loft.



BEDROOM ONE 14' 1" x 11' 1" (4.29m x 3.38m)

Double glazed uPVC sash window to front aspect. Coved cornice to plastered ceiling. Radiator. Door to en suite.



EN SUITE SHOWER ROOM 10' 1" x 9' 4" (3.07m x 2.84m)

Obscure double glazed uPVC windows to side and rear aspects. A four piece suite comprising panelled bath with centralised chrome mixer tap, tiled shower cubicle with glass screen and thermostatic shower, wall mounted wash hand basin with vanity storage below and low level wc with concealed cistern. Heated towel radiator. Coved cornice to plastered ceiling with inset spotlighting. Wood effect flooring. Part tiled walls.



BEDROOM TWO 13' 7" x 11' 6" (4.14m x 3.51m)

Double glazed uPVC sash window to front aspect. Radiator. Coved cornice to plastered ceiling. Door to en suite.



BEDROOM THREE 15' x 10' 1" (4.57m x 3.07m)

Double glazed uPVC sash windows to rear aspect. Fitted bedroom furniture consisting of fitted wardrobes, bedside cabinet and chest of drawers. Radiator. Coved cornice to plastered ceiling.



EN SUITE SHOWER ROOM

Obscure double glazed uPVC window to front aspect. A three piece suite comprising shower cubicle with thermostatic shower, inset wash hand basin with contemporary vanity storage and low level wc with concealed cistern. Heated towel radiator. Wood effect flooring. Coved cornice to ceiling with inset spotlighting.



BEDROOM FOUR 13' 7" x 10' 8" (4.14m x 3.25m)

Double glazed uPVC window to side aspect. Radiator. Coved cornice to plastered ceiling.



BEDROOM FIVE 10' 3" x 9' 11" (3.12m x 3.02m)

Double glazed uPVC window to side aspect. Radiator. Coved cornice to plastered ceiling.



BATHROOM

Obscure double glazed sash window to front aspect. A three piece suite comprising panelled bath with shower over, wall mounted wash hand basin with vanity storage below and low level wc with concealed cistern. Chrome heated towel radiator. Part tiled walls. Wood effect flooring. Plastered ceiling with inset spotlighting.



EXTERIOR.

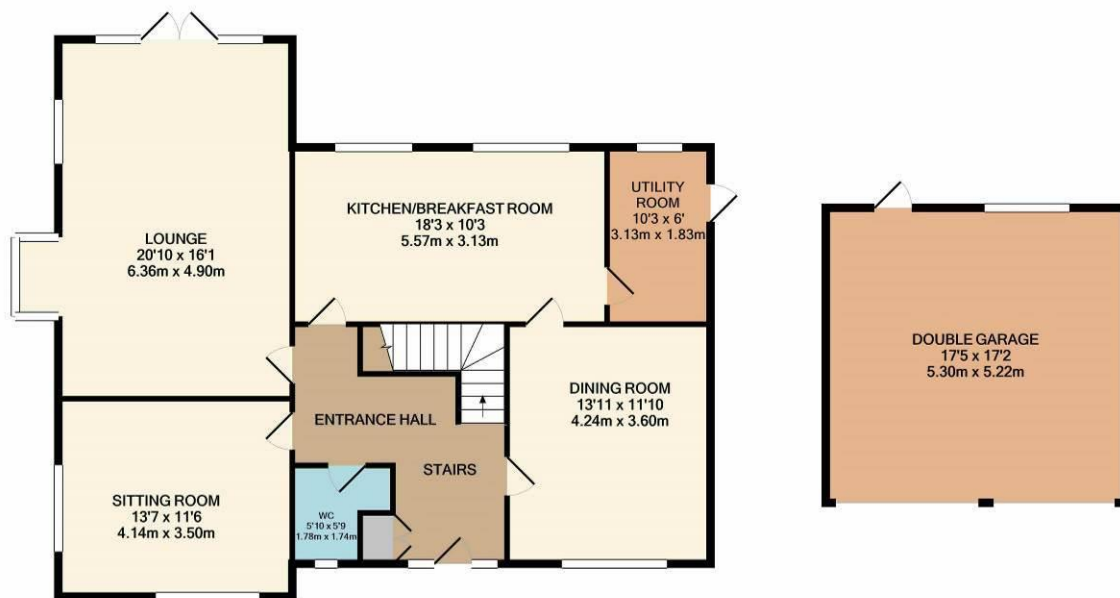
A STUNNING REAR GARDEN measuring in excess of 100' (30.48m) commencing with a large sweeping patio. Laid to lawn. An abundance of flower and shrub borders. Trees providing fantastic seclusion to one boundary which is siding onto open fields. Spacious sideways to both sides of the property. Door to garage. **DOUBLE DETACHED PITCHED ROOF GARAGE 17' 5" x 17' 2" (5.31m x 5.23m)** with two individual up and over doors. Power and lighting.



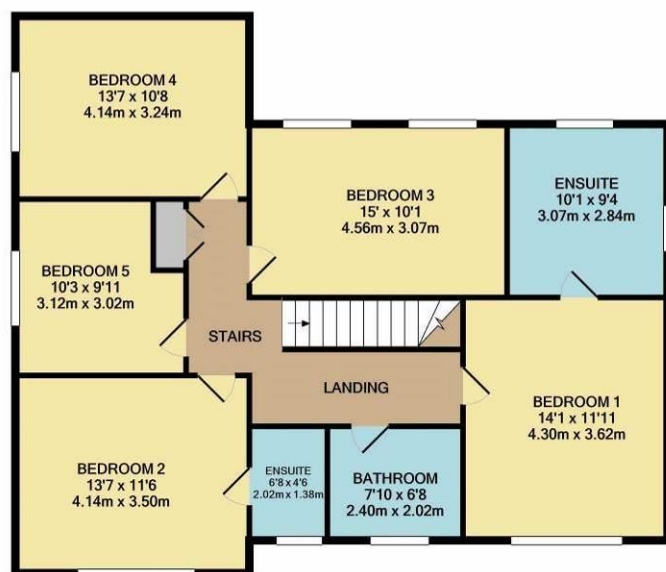


The **FRONT** has a sweeping in and out driveway providing off street parking for several vehicles.





GROUND FLOOR
 APPROX. FLOOR
 AREA 1336 SQ.FT.
 (124.1 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 1026 SQ.FT.
 (95.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2362 SQ.FT. (219.4 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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