

## Claybrick Avenue, Hockley, SS5 4PS



£600,000

Situated in a much sought after position within Hockley, within a stone's throw of Hockley Woods and a short walk to High Street, schools and railway station, is this stunning extended four bedroom detached family home. With a fantastic open plan kitchen/breakfast room, en suite to master bedroom, recently landscaped rear garden, driveway providing off street parking and integral garage. Viewing highly recommended. Our Ref: 17353.



**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 uPVC glazed entrance door to entrance hall.

### **SPACIOUS ENTRANCE HALL**

Contemporary tiled flooring. Radiator. Custom built storage units. Door to garage.



### **UTILITY ROOM/BOOT ROOM 8' 7" x 4' 6" (2.62m x 1.37m)**

Double glazed window to front aspect. Tiled flooring. Door to wc.



### **GROUND FLOOR WC**

Obscure double glazed window to front aspect. A two piece suite comprising wall mounted wash hand basin and low level wc. Part tiled walls. Radiator.

### **LOUNGE 15' 11" x 11' 3" (4.85m x 3.43m)**

Double glazed window to front aspect. Feature TV wall with custom built shelving to side. Radiator. Plastered ceiling.



### **KITCHEN/BREAKFAST ROOM**

Open plan initially entering into dining area.



### **DINING AREA 17' 6" x 12' 4" (5.33m x 3.76m)**

Wood effect Karndean flooring. Plastered ceiling with inset LED spotlighting. Radiator. Open plan to kitchen.





### **KITCHEN 27' 9" x 10' 10" (8.46m x 3.3m)**

Double glazed window to rear aspect. Double glazed bi-folding doors providing access to rear garden. Velux windows. A comprehensive range of modern high gloss base and eye level units incorporating contemporary work surface with inset sink unit. Integrated twin electric oven. Induction hob with contemporary extractor above. Housing for American style fridge freezer. Integrated appliances. Breakfast bar. Door to garage.



### **FIRST FLOOR LANDING**

Feature double glazed window to side aspect. Airing cupboard.

### **BEDROOM ONE 14' 4" x 13' (4.37m x 3.96m)**

Double glazed window to front aspect. Custom built fitted wardrobes. Coving to plastered ceiling with inset spotlighting. Radiator. Privacy door providing access to en suite.



### **EN SUITE 8' 10" x 8' 7" (2.69m x 2.62m)**

Obscure double glazed window to front aspect. A three piece suite comprising inset bath with chrome mixer taps, thermostatic shower attachment, glass screen and marble effect tiled surround, wall mounted wash hand basin with chrome mixer taps and wall hung low level wc. Chrome heated towel radiator. Wood effect flooring. Marble tiled walls. Plastered ceiling with inset spotlighting.



### **BEDROOM TWO 12' 6" x 8' 8" (3.81m x 2.64m)**

Double glazed window to rear aspect. Coving to plastered ceiling. Radiator.



**BEDROOM THREE 10' x 9' 8" (3.05m x 2.95m)**  
Double glazed window to side aspect. Coving to plastered ceiling. Radiator.

**BEDROOM FOUR 9' 5" x 8' 10" (2.87m x 2.69m)**  
Double glazed window to rear aspect. Coving to plastered ceiling. Radiator.

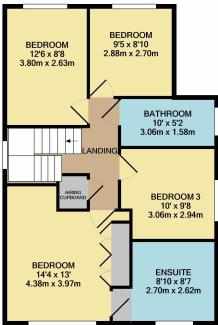
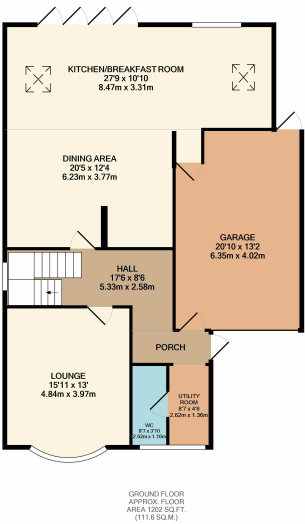
**SHOWER ROOM**  
Obscure double glazed window to side aspect. A three piece suite comprising tiled shower cubicle with thermostatic shower, inset wash hand basin with high gloss vanity storage below and low level wc. Chrome heated towel radiator. Plastered ceiling with inset spotlighting. Tiled walls. Wood effect flooring.



**EXTERIOR.**  
**The RECENTLY LANDSCAPED REAR GARDEN** measures approximately 50ft (15.24m) commencing with patio area. Laid to lawn. Mature flower and shrub borders with sleeper edging. Further patio area at rear of garden. **CUSTOM BUILT LOG CABIN/GAMES ROOM.** Door to garage. Gate providing access to front.



The **FRONT** has driveway providing off street parking for several vehicles leading to **ATTACHED GARAGE** with electric roller door. Power and lighting.



1ST FLOOR  
APPROX. FLOOR AREA 870 SQ.FT. (80.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1879 SQ.FT. (174.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of areas, volumes, masses and any other data are approximate and no responsibility is taken for any error, omission, or misstatement. 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.

**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.