

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

1 Hampton Court, Hockley, SS5 4XE



£400,000

Situated on the popular Betts Farm Development is this stunning extended three bedroom semi detached family home with spacious ground floor accommodation with a double storey side extension creating three double bedroom, secluded rear garden and own driveway. Within walking distance to all local amenities including railway station, schools and shops.

Council Tax Band: D. EPC Rating: C.
Viewing advised. Our Ref: 18299.

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Entrance via uPVC glazed entrance door to entrance porch.

ENTRANCE PORCH

Glazed entrance door to lounge.

LOUNGE 17' 7" x 12' 11" (5.36m x 3.94m)

Double glazed window to front aspect. Stairs to first floor accommodation. Coving to plastered ceiling. Radiators. Doors to dining room.



DINING ROOM 19' 6" x 9' 1" (5.94m x 2.77m)

Double glazed patio doors providing access to rear garden. Wood effect flooring. Storage cupboard. Coving to textured ceiling.



KITCHEN 12' 11" x 9' (3.94m x 2.74m)

Double glazed window to rear aspect. Double glazed door providing access to rear garden. A comprehensive range of units to base and eye level incorporating work surface with a one and a half inset sink drainer unit. Integrated electric oven with gas hob and stainless steel extractor chimney above. Space and plumbing for appliances. Tiled flooring.



FIRST FLOOR LANDING

BEDROOM ONE 13' 4" x 9' 11" (4.06m x 3.02m)

Double glazed window to front aspect. Coving to textured ceiling. Radiator. Built in walk in wardrobe.



BEDROOM TWO 12' 11" x 9' 1" (3.94m x 2.77m)

Double glazed window to front aspect. Coving to ceiling. Radiator.



BEDROOM THREE 12' 11" x 9' (3.94m x 2.74m)

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



SPACIOUS FAMILY BATHROOM

Obscure double glazed to rear aspect. A four piece suite comprising panelled bath with telephone handset mixer tap, tiled shower cubicle with thermostatic shower, pedestal wash hand basin and low level wc. Tiled walls. Plastered ceiling with inset spot lighting.



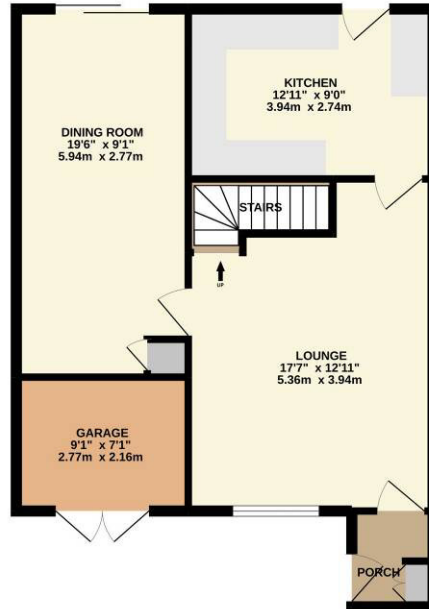
EXTERIOR.

The **REAR GARDEN** measures approximately 50ft (15.24m) commencing with patio area with steps up to recently laid decking area with balustrade. Privacy brick wall with steps up to garden. Laid to lawn with flower and shrub borders. Further raised decking area. Gate providing access to front.

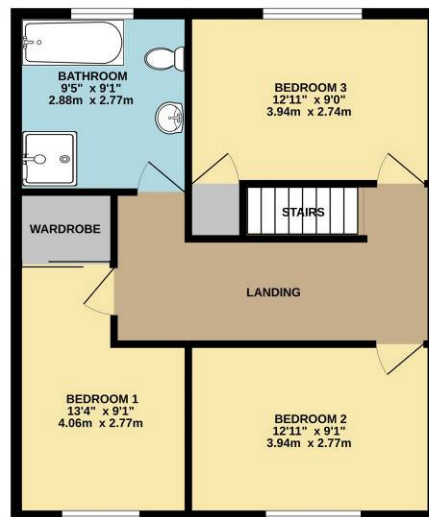


The **FRONT** has own driveway providing off street parking. Double opening doors leading to **STORAGE AREA 9' 1" x 7' 1" (2.77m x 2.16m)**.

GROUND FLOOR
607 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 1191 sq.ft. (110.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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