

## Oak Walk, Hockley, SS5 5AR



£500,000

Situated in this popular part of Hockley is this spacious three bedroom detached family home with open plan living accommodation to ground floor with lounge leading through to dining room, fitted wardrobes to all bedrooms, modern fitted shower room, garage and off street parking for several vehicles. Within walking distance to railway station, high street and schools.

Viewing advised. Our Ref: 18395.



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 door into porch.

### **ENTRANCE PORCH**

Door to dining area.

### **DINING AREA 13' 2" x 10' 5" max (4.01m x 3.18m)**

Double glazed window to front aspect. Radiator. Wood effect flooring. Stairs to first floor accommodation. Open plan to lounge.



### **KITCHEN 13' 2" x 10' 8" (4.01m x 3.25m)**

Double glazed window to rear aspect. A comprehensive range of base and eye level units incorporating roll edge work surface with an inset stainless steel sink drainer unit. Freestanding cooker with extractor hood to remain. Space and plumbing for appliances. Tiled splash back. Tiled flooring. Under stairs storage cupboard.



### **FIRST FLOOR LANDING**

Double glazed window to rear aspect.

### **BEDROOM ONE 13' 4" x 11' 2" plus wardrobes (4.06m x 3.4m)**

Double glazed window to front aspect. Fitted wardrobes to two walls. Radiator.



### **LOUNGE 17' 8" x 11' 6" (5.38m x 3.51m)**

Double glazed windows to front and rear aspects. Double glazed French doors providing access to rear garden. Radiator. Wood effect flooring.





**BEDROOM TWO 13' 4" x 11' 6" (4.06m x 3.51m)**

Double glazed window to front aspect. Fitted wardrobe to one wall. Radiator.



**BEDROOM THREE 8' 6" x 8' 2" (2.59m x 2.49m)**

Double glazed window to rear aspect. Fitted wardrobe to one wall. Radiator.



**SHOWER ROOM**

Obscure double glazed window to rear aspect. A three piece suite comprising corner shower with tiled surround and electric shower above, wash hand basin inset to vanity with storage below and tiled splash back and low level wc. Tiled flooring.

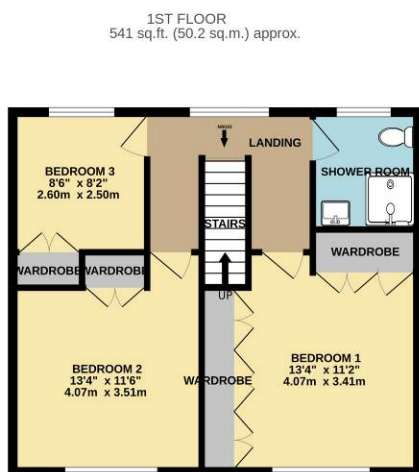
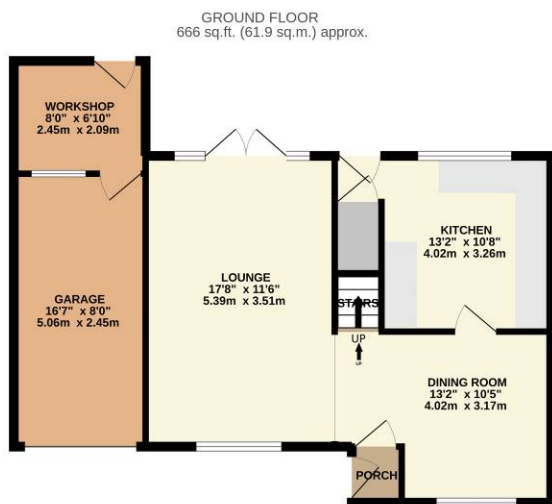


**EXTERIOR.**

The **REAR GARDEN** commencing with patio providing space for table and chairs. Laid to lawn. Block paved edge border. Flower and shrubs to rear. Side gate providing access to front.



The **FRONT** has block paved driveway providing off street parking for approximately three vehicles. Small flower and hedge bed to corner. Access to **GARAGE 16' 7" x 8' (5.05m x 2.44m)** with up and over door. Power and lighting. Door to **WORKSHOP 8' x 6' 10" (2.44m x 2.08m)** with power and lighting. Door to rear.



TOTAL FLOOR AREA : 1207 sq.ft. (112.1 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.  
Made with Metropix ©2022

**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 show 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.