

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## The Acorns, Hockley, SS5 5AS



£650,000

Situated on a substantial corner plot is this extended, four bedroom detached family home benefiting from having master bedroom with dressing room, two reception rooms, kitchen/breakfast room, rear garden measuring 111ft wide by 40ft deep, attached garage and own driveway providing off street parking for several vehicles. Within close walking distance to local shops, schools and mainline railway station.

EPC Rating: D. Council Tax Band: E. Our Ref: 18501

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

[sales@wdhockley.com](mailto:sales@wdhockley.com) | [sales@wdbenfleet.com](mailto:sales@wdbenfleet.com) | [lettings@wdlets.com](mailto:lettings@wdlets.com)  
01702 200666 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)



Entrance via an obscure double glazed door to

#### ENTRANCE HALL

Obscure double glazed window to front aspect. Stairs to first floor accommodation. Under stairs storage cupboard. Cloaks cupboard. Wood flooring. Radiator.



#### GROUND FLOOR CLOAKROOM

WC with low level cistern. Inset wash hand basin with vanity storage below. Tiled floor. Extractor fan. Radiator.

#### DINING ROOM 12' 3" x 9' 8" (3.73m x 2.95m)

Double glazed lead light window to rear aspect. Wood flooring. Coving to plastered ceiling. Radiator.



#### LOUNGE 18' 10" x 12' (5.74m x 3.66m)

Double glazed lead light window to front aspect. Double glazed full height lead light window to side aspect overlooking the gardens. Double glazed French doors with double glazed side lights to rear aspect. Coving to plastered ceiling. Two radiators.



#### KITCHEN/BREAKFAST ROOM (RECENTLY FITTED) 18' 4" x 9' 7" (5.59m x 2.92m)

Comprehensive range of luxury base and eye level units including full height eye level units. Stone effect work surface. Inset stainless steel one and a half sink drainer unit. Integrated eye level electric oven. Induction hob with extractor hood above. Eye level integrated microwave. Integrated dishwasher. Tiled flooring. Plastered ceiling with inset spotlighting. Open plan to

#### BREAKFAST AREA

Double glazed window to rear aspect. Double glazed French doors providing access to rear garden. Breakfast bar. Coving to plastered ceiling. Door to



### UTILITY ROOM 11' 3" x 11' 2" (3.43m x 3.4m)

Double glazed lead light window to rear aspect. A range of base and eye level units. Roll edge working surfaces. Inset stainless steel single sink drainer unit. Space for washing machine. Space for tumble dryer. Combination boiler. Tiled floor. Plastered ceiling. Radiator. Door to Garage.



### FIRST FLOOR ACCOMMODATION

#### LANDING

Double glazed window to front aspect. Full height book cabinet. Access to loft.



### BEDROOM ONE 16' 8" x 11' (5.08m x 3.35m)

Two double glazed Velux windows to rear aspect. Eaves storage cupboard. Laminate wood flooring. Radiator.



**DRESSING ROOM 11' 11" x 9' 3" (3.63m x 2.82m)**

Double glazed lead light window to rear aspect. Built in bedroom furniture to remain to include wardrobes. Radiator.



**BEDROOM THREE 9' 7" x 9' 1" (2.92m x 2.77m)**

Double glazed lead light window to front aspect. Wardrobe. Laminate wood flooring. Coving to plastered ceiling. Radiator.



**BEDROOM TWO 11' 11" x 9' 3" (3.63m x 2.82m)**

Double glazed lead light window to rear aspect. Fitted wardrobes. Coving to textured ceiling. Radiator.



**BEDROOM FOUR 10' 4" x 7' 2" (3.15m x 2.18m)**

Double glazed lead light window to rear aspect. Large cupboard with hanging rail and shelving. Coving to plastered ceiling. Radiator.



## BATHROOM

Obscure double glazed lead light window to front aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Corner tiled panelled bath. Separate corner shower cubicle with Aqualisa shower over. Shaver point. Tiled walls. Heated towel rail.



## EXTERIOR

The **REAR GARDEN** measures **111ft (33.83m) wide by 40ft (12.19m) deep** commences with large paved patio area with a raised feature pond. Variety of plants, shrubs and trees. Large laid to lawn areas. **GREENHOUSE** to remain. **BRICK BUILT SHED 11' 10" x 8' 6" (3.61m x 2.59m)** to the rear. Exterior power points. Exterior taps.

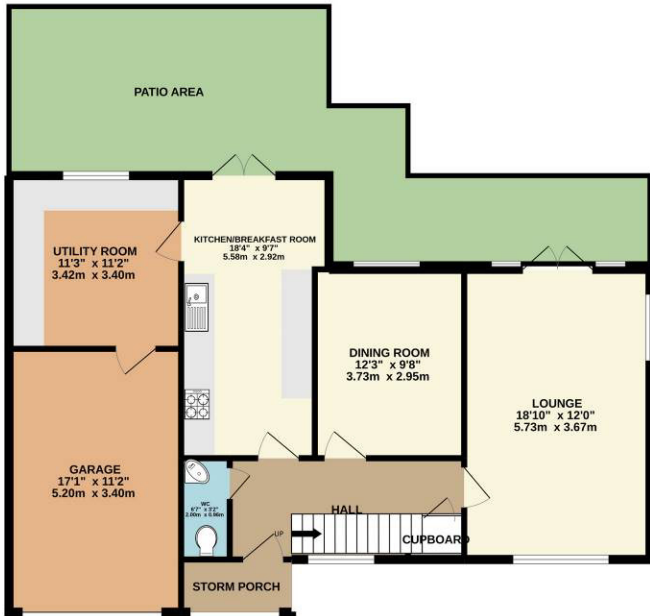




The **FRONT** has own driveway providing off-street parking for four/five vehicles which in turn leads to **ATTACHED GARAGE 18' 4" x 11' (5.59m x 3.35m)** with Up & Over door, power and light, personal door to utility room.



GROUND FLOOR  
969 sq.ft. (90.0 sq.m.) approx.



1ST FLOOR  
801 sq.ft. (74.4 sq.m.) approx.



TOTAL FLOOR AREA : 1770 sq.ft. (164.4 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 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.