

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Hawkwell Road, Hockley SS5 4DD



## Offers In Excess of £750,000

Situated in one of Hockley's most popular locations is this stunning five double bedroom detached family home offering approximately 2,700 sq ft of accommodation and benefiting from having large feature entrance hall, open plan kitchen/family room, separate lounge, en suite to master bedroom, a rear garden measuring approximately 80ft and integral garage. Within a short walk of Hockley high street, local schools and mainline railway station.

EPC Rating: B.  
Our Ref 18475

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Entrance via double glazed composite entrance door to

### LARGE FEATURE ENTRANCE HALL

Two double glazed windows to the front aspect. Stairs to first floor accommodation. Under stairs storage cupboard. Wood flooring. Plastered ceiling. Inset spot lights.



### GROUND FLOOR CLOAKROOM/WC

Low level WC. Inset wash hand basin with tiled splash back and vanity storage below. Wood effect flooring. Radiator.

### GROUND FLOOR STUDY/BEDROOM FIVE 11' 3" x 9' 8" (3.43m x 2.95m)

Double glazed window to the side aspect. Radiator.



### LOUNGE 21' 8" x 15' 8" (6.6m x 4.78m)

Double glazed window to the side aspect. Double glazed French doors, with full height adjacent windows, providing access to the rear garden. Feature media wall with inset fire place. Plastered ceiling. Inset spot lights. Radiator.

### KITCHEN/FAMILY ROOM 28' 7" x 15' 4" (8.71m x 4.67m)

Double glazed window to the side aspect. Double glazed bi-fold doors providing access to the rear garden. Comprehensive range of base and eye level units. Granite work surfaces and up-stands. Inset Ceramic sink drainer unit. Integrated dish washer. Integrated wine cooler. Island unit with Granite work top incorporating breakfast bar over-hung with space for three stools below, built-in double oven, Induction hob and ceiling hung extractor hood. Wood effect flooring. Steps down to family room area. Inset Sonas Speaker System. Radiator.



### UTILITY ROOM 8' 10" x 7' 10" (2.69m x 2.39m)

Double glazed window to the side aspect. Base and eye level units. Roll edge work surfaces. Inset stainless steel sink drainer unit. Space for washing machine. Space for tumble dryer. Space for fridge/freezer. Cupboard housing boiler. Wood effect flooring.

## FIRST FLOOR ACCOMMODATION

### GALLERIED LANDING

Double glazed window to the side aspect.



### BEDROOM TWO 14' 6" x 12' 8" (4.42m x 3.86m)

Double glazed window to the front aspect. Double glazed window to the side aspect. Eaves storage cupboard. Radiator.



### BEDROOM ONE 23' 10" x 19' 4" max (7.26m x 5.89m)

Double glazed window to the rear aspect. Double glazed window to each side aspect. Two eave storage cupboards. Radiator.



### BEDROOM THREE 12' 1" x 11' 9" (3.68m x 3.58m)

Double glazed window to the side aspect. Radiator.



### EN SUITE

Obscure double glazed window to the side aspect. Low level WC. Inset wash hand basin with vanity storage below. Shower enclosure with glass sliding door. Tiled floor. Part tiled walls. Chrome heated towel rail.



### BEDROOM FOUR 11' 9" x 9' 10" (3.58m x 3m)

Double glazed window to the side aspect. Radiator.



## FAMILY BATHROOM

Obscure double glazed window to the side aspect. Low level WC. Inset wash hand basin with vanity storage below. Corner shower unit with sliding glass doors. Bath with wall mounted central Waterfall tap. Tiled floor. Part tiled walls. Plastered ceiling. Inset spot lights. Chrome heated towel rail.



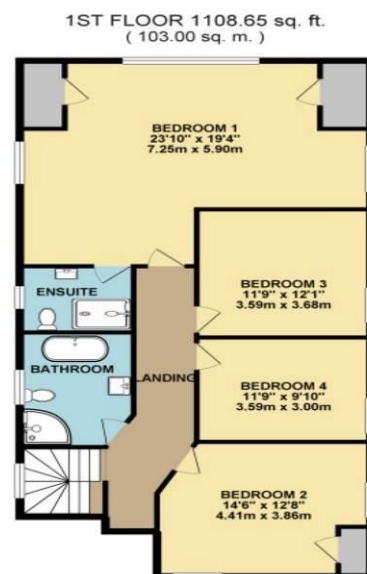
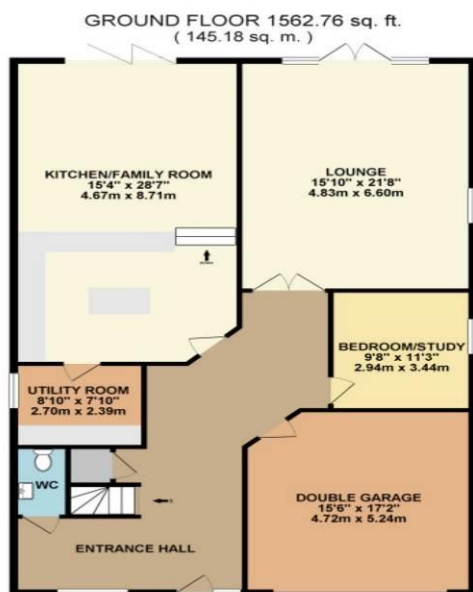
## EXTERIOR

The **REAR GARDEN** measures approximately 80' (24.38m) and commences with decking providing ample space for seating. Shingle area with water feature. Laid lawn with established shrubs and flower beds to borders. Patio to the rear providing additional seating area. Gate to side providing access to the front.



The **FRONT** has large block paved driveway providing off-street parking for three/four vehicles which in turn leads to **INTEGRAL DOUBLE GARAGE 17' 2" x 15' 6" (5.23m x 4.72m)** with electric up and over door, power and light.

**NB.** In accordance with the Estate Agency Act 1979, Section 21, we confirm that one of the directors at Williams & Donovan is related to the vendors of this property.



TOTAL FLOOR AREA : 2671.41 sq. ft. ( 248.18 sq. m. ) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and any other items are approximate and the 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 here are not tested and no guarantee as to their operability or efficiency can be given.  
Wills and Partners (02022)

Consumer Protection from Unfair Trading Regulations 2008.

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