

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Highams Road, Hockley, SS5 4DG



Guide Price:
£575,000

Situated in one of Hockley's most prestigious locations and occupying a plot with road frontage approaching 70ft in width and rear garden of approximately 100ft in length, is this spacious, character four bedroom detached chalet, requiring modernisation throughout but offers self-development or building plot for two properties potential, subject to the usual planning consent. Close to local schools, shops, mainline railway station and Hockley Woods.
EPC Rating: E. Our Ref 18641.

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Entrance via entrance door under storm porch.

Further entrance door to

ENTRANCE HALL

Stairs to first floor accommodation. Under stairs storage cupboard. Original Parque flooring.



LOUNGE 16' x 12' 5" (4.88m x 3.78m)

Window to the front aspect. Window to the side aspect. French doors providing access to the side aspect.



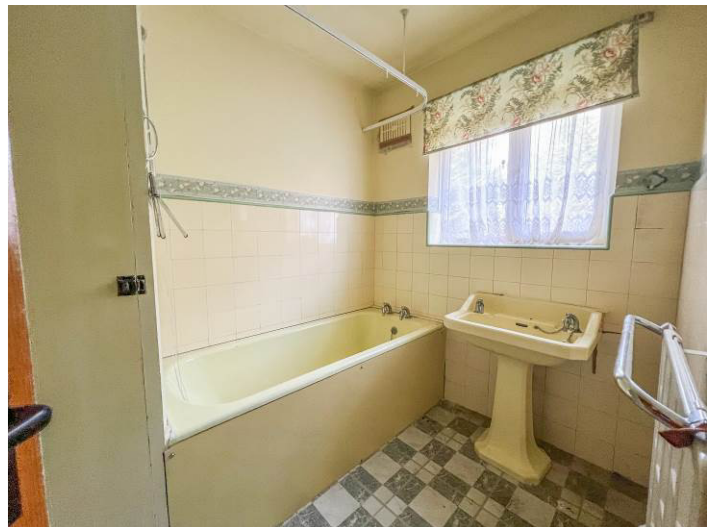
KITCHEN 12' 5" x 11' (3.78m x 3.35m)

Window to the rear aspect. Window to the side aspect. Door providing access to the side. Base and eye level units. Walk-in larder storage cupboard.



FAMILY BATHROOM 8' 1" x 6' 3" (2.46m x 1.91m)

Obscure window to the rear aspect. Pedestal wash hand basin. Panelled bath.



GROUND FLOOR WC

Obscure window to the rear aspect. Low level WC.

GROUND FLOOR BEDROOM TWO 13' 4" x 13' (4.06m x 3.96m)

Bay window to the front aspect. Built-in storage cupboards.



GROUND FLOOR BEDROOM THREE 12' 2" x 9' 11" (3.71m x 3.02m)

Window to the side aspect.



GROUND FLOOR BEDROOM FOUR 11' x 10' (3.35m x 3.05m)

Window to the rear aspect.



FIRST FLOOR ACCOMMODATION

LANDING

Access to eaves storage.

BEDROOM ONE 16' 9" x 11' (5.11m x 3.35m)

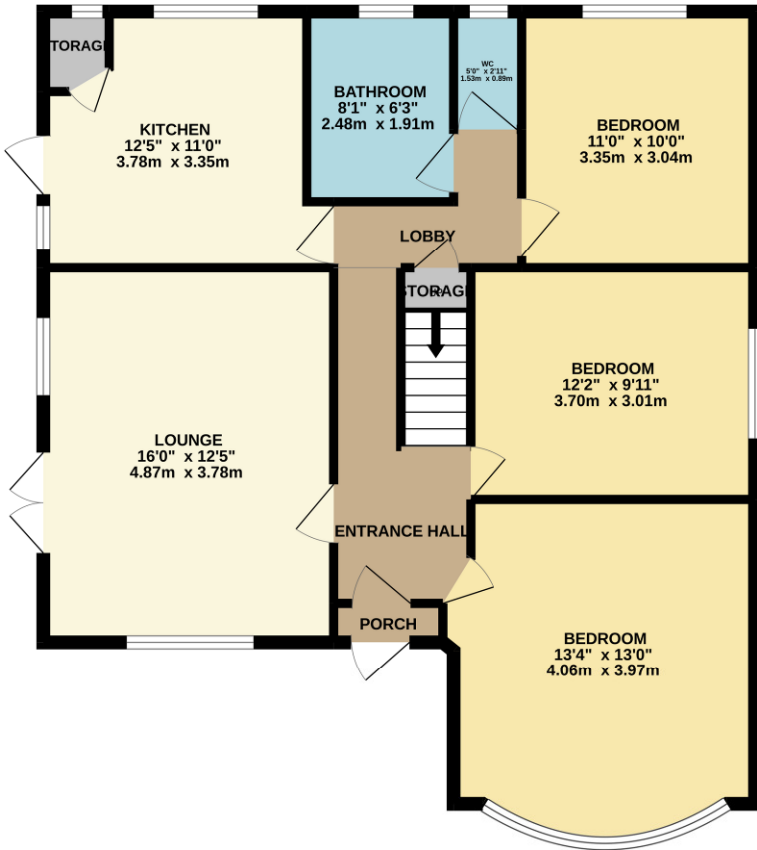
Window to the front aspect. Built-in storage cupboard.

EXTERIOR

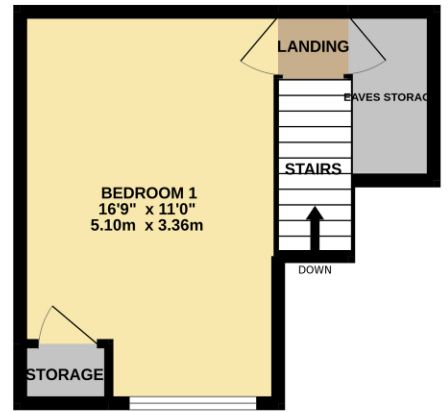
The property is located on a **WIDER THAN AVERAGE PLOT**, approaching 70ft (21.34m) in width, with the **REAR GARDEN** measuring approximately 100ft (30.48m) in length therefore offering huge potential for extension to ground and first floor or the possible potential for a development project of two new dwellings.



GROUND FLOOR
920 sq.ft. (85.5 sq.m.) approx.



1ST FLOOR
242 sq.ft. (22.5 sq.m.) approx.



TOTAL FLOOR AREA : 1162 sq.ft. (108.0 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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