

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Aldermans Hill, Hockley, SS5 4RP



Guide Price:
£575,000 - £600,000

Situated in the popular Aldermans Hill location with a sweeping frontage measuring approx 50ft deep and rear garden measuring in excess of 100ft, is this character three bedroom detached family home, offering huge potential for further extension to ground and first floor. Within walking distance to all local amenities.
Viewing highly recommended. Our Ref: 10866.

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Entrance via hardwood glazed entrance door to entrance hall.

ENTRANCE HALL

Double glazed window to front aspect. Stairs to first floor accommodation with under stairs storage cupboard. Radiator.



GROUND FLOOR WC

Obscure double glazed window to side aspect. A two piece suite comprising pedestal wash hand basin with tiled splash back and low level wc.



KITCHEN 12' 2" x 9' 11" (3.71m x 3.02m)

Double glazed windows to rear aspect. Double glazed door providing access to rear garden. A range of base and eye level units incorporating roll top work surface with a one and a half inset sink drainer unit. Integrated gas oven with separate gas hob. Tiled flooring. Space for appliances.



DINING ROOM 16' 2" x 12' 9" (4.93m x 3.89m)

Double glazed French doors providing access to rear garden. Radiator.



LOUNGE 15' 10" x 12' 9" (4.83m x 3.89m)

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

FIRST FLOOR LANDING

BEDROOM ONE 14' 2" x 11' 3" (4.32m x 3.43m)

Double glazed window to front aspect. Radiator.



BEDROOM TWO 12' 11" x 11' 6" (3.94m x 3.51m)

Double glazed window to rear aspect. Radiator. Fitted wardrobes. Eaves storage cupboard.



BEDROOM THREE 12' 9" x 7' (3.89m x 2.13m)

Double glazed window to side aspect. Radiator. Two walk in storage cupboards.



BATHROOM

Obscure double glazed window to side aspect. A three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level wc. Part tiled walls. Tile effect flooring.

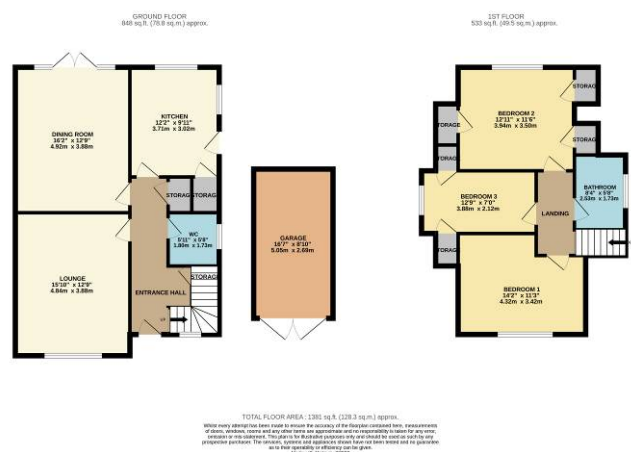


EXTERIOR.

The **REAR GARDEN** measures in excess of 100ft (30.48m) commencing with patio area. An established mature garden with mainly lawn area with a selection of mature flower, shrubs and trees. Secluded area to rear of garden. Shed to remain. Spacious side area with access to garage.



The **FRONT** has a sweeping driveway with frontage measuring approximately 50ft (15.24m) providing off street parking for several vehicles leading to **DETACHED GARAGE** with twin opening doors. Lawn area. Secluded from the road with a selection of trees.



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.