

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Highams Road, Hockley, SS5 4DF



Offers In Excess of £525,000

Situated in one of Hockley's most prestigious locations is this stunning modern four bedroom detached family home built in 2013 and offering modern accommodation throughout, secluded rear garden and own driveway providing off street parking for several vehicles. Within very close walking distance to shops, schools and railway station.

Viewing highly recommended.
EPC Rating: C. Our Ref: 18985.

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Entrance via uPVC glazed composite entrance door to entrance hall.

SPACIOUS ENTRANCE HALL

Stairs to first floor accommodation. Wood effect flooring. Coving to plastered ceiling. Oak doors to all ground floor rooms.



GROUND FLOOR WC

Obscure double glazed window to front aspect. A two piece suite comprising inset wash hand basin with vanity storage below and low level wc. Radiator. Part tiled walls. Coving to plastered ceiling.

GROUND FLOOR BEDROOM FOUR/STUDY 10' 10" x 10' 5" (3.3m x 3.18m)

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



LOUNGE 19' 2" x 16' 10" (5.84m x 5.13m)

Double glazed bi-folding doors providing access to rear garden. Feature brick built fireplace with oak mantle and inset log burner. Radiators. Coving to plastered ceiling.



KITCHEN/BREAKFAST ROOM 19' x 11' 6" (5.79m x 3.51m)

Double glazed window to rear aspect. A comprehensive range of modern base and eye level units incorporating granite effect roll top work surface with a one and a half stainless steel sink drainer unit. Tiled splash backs. Integrated eye level twin electric oven. Induction hob with stainless steel extractor chimney above. Integrated dishwasher. Tiled flooring. Plastered ceiling with inset spotlighting. Door to utility.



UTILITY ROOM 7' 8" x 6' 6" (2.34m x 1.98m)

Double glazed window to rear aspect. Double glazed door providing access to rear garden. Base and eye level units with plumbing and space for appliances. Circular inset sink unit.

SPACIOUS FIRST FLOOR LANDING

Coving to plastered ceiling. Open plan to study area.



STUDY AREA 8' 11" x 7' 6" (2.72m x 2.29m)

Double glazed Velux window to side aspect. Radiator. Ceiling with inset spotlighting.

BEDROOM ONE 13' x 11' 11" (3.96m x 3.63m)

Restricted head height. Double glazed window to front aspect. Coving to plastered ceiling. Door to en suite.



EN SUITE SHOWER ROOM

A three piece suite comprising tiled corner shower cubicle with thermostatic shower, inset wash hand basin with vanity storage below and low level wc. Chrome heated towel radiator. Tiled walls. Tiled flooring.



BEDROOM TWO 13' x 10' 3" (3.96m x 3.12m)

Double glazed window to side aspect. Radiator. Eaves storage. Coving to plastered ceiling.



BEDROOM THREE 10' 4" x 9' 5" (3.15m x 2.87m)

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



BATHROOM

Velux window to rear aspect. A three piece suite comprising panelled bath with chrome mixer taps and shower attachment, inset wash hand basin with vanity storage below and low level wc with concealed cistern. Heated towel radiator. Plastered ceiling. Tiled flooring.



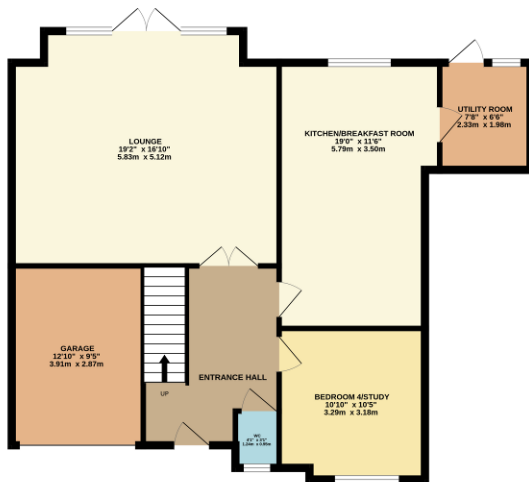
EXTERIOR.

A **SECLUDED REAR GARDEN** commencing with block paved patio area. Laid to lawn. Mature flower and shrub borders. Gates providing access to the front from both sides.



The **FRONT** has own block paved driveway providing off street parking for several vehicles leading to **INTEGRAL GARAGE** with electric roller up and over door. Power and lighting.

GROUND FLOOR
928 sq.ft. (86.2 sq.m.) approx.



1ST FLOOR
656 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA: 1584 sq.ft. (147.2 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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