

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Sunnyfield Gardens, Hockley, SS5 4SL



Guide Price £450,000 - £475,000

Situated in a popular location just off Folly Lane, is this outstanding extended four bedroom semi-detached family home benefiting from spacious open plan living accommodation, two reception rooms, utility room, ground floor wc, en suite to master bedroom and own block paved driveway providing off-street parking for several vehicles. Walking distance to the excellent Hockley Primary School, Hockley Woods and local amenities.

EPC Rating: tbc. Our Ref 14116

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Entrance via double glazed entrance door to

ENTRANCE PORCH

Double glazed window to the side aspect. Double opening doors to

HALLWAY

Stairs to first floor accommodation. Under stairs storage cupboard. Wood effect flooring. Plastered ceiling. Radiator.



LOUNGE 17' 1" x 11' 11" (5.21m x 3.63m)

Double glazed bay window to the front aspect. Feature electric fire. Wood effect flooring. Plastered ceiling. Radiator. Double opening doors providing access to



BREAKFAST ROOM 20' 4" x 11' 11" (6.2m x 3.63m)

Double glazed French doors, with full height adjacent windows, providing access to rear garden. Wood effect flooring. Plastered ceiling. Radiator. Open plan through to



SITTING ROOM 17' 1" x 9' 7" (5.21m x 2.92m)

Double glazed window to the front aspect. Cupboard housing boiler. Wood effect flooring. Plastered ceiling. Inset spot lights. Radiator.





KITCHEN 15' 8" x 12' (4.78m x 3.66m)

Double glazed window to the rear aspect. Double glazed door providing access to rear garden. Comprehensive range of recently fitted, modern high gloss base and eye level units. Stone effect work surfaces with complimentary upstands. Breakfast bar. Inset one and half sink drainer unit. Integrated twin eye level electric oven. Gas hob with stainless steel extractor chimney above. Integrated fridge/freezer. Integrated dish washer. Marble tiled flooring. Plastered ceiling. Inset spot lights.



UTILITY ROOM 9' 7" max x 8' 4" max (2.92m x 2.54m)

Base and eye level units. Inset sink drainer unit. Tiled splash backs. Space for washing machine. Space for tumble dryer. Space for American style fridge/freezer. Wood effect flooring. Plastered ceiling. Inset ceiling tunnel sky light. Heated chrome towel radiator. Door to Sitting Room.

GROUND FLOOR CLOAKROOM/WC

WC with low level concealed cistern and storage above. Wall mounted wash hand basin with chrome mixer tap and tiled splash back. Plastered ceiling.



FIRST FLOOR ACCOMMODATION

LANDING Doors to rooms.



MASTER BEDROOM SUITE

Enter via Lobby area with double glazed window to the rear aspect. Door to



EN SUITE SHOWER ROOM

Obscure double glazed window to the rear aspect. WC with low level cistern. Wall mounted wash hand basin with chrome mixer tap and vanity storage below. Fully tiled walk-in shower cubicle with thermostatic shower. Complimentary tiled floor and walls. Plastered ceiling. Heated towel radiator.



BEDROOM 14' 8" x 9' 7" (4.47m x 2.92m)

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



BEDROOM TWO 13' 5" x 11' 11" (4.09m x 3.63m)

Double glazed window to the front aspect. Recess providing space for free standing wardrobes. Coving to textured ceiling. Radiator.



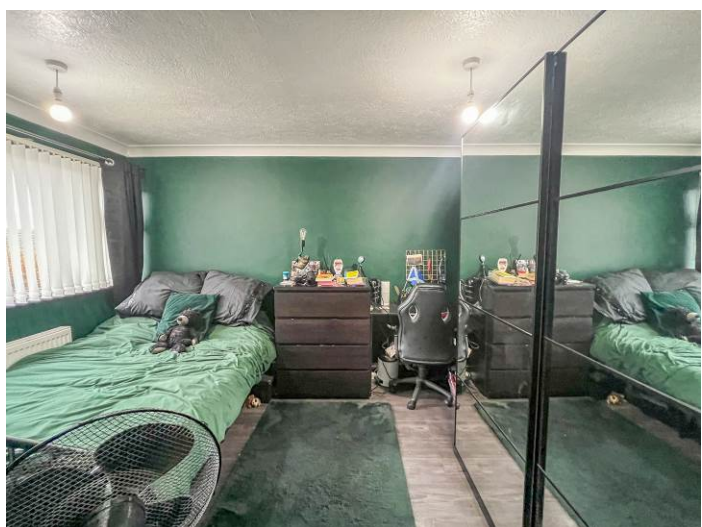
BEDROOM FOUR 9' x 8' 11" (2.74m x 2.72m)

Double glazed window to the front aspect. Wood effect flooring. Coving to textured ceiling. Radiator.



BEDROOM THREE 12' x 11' 11" (3.66m x 3.63m)

Double glazed window to the rear aspect. Coving to textured ceiling. Radiator.



FAMILY BATHROOM

Obscure double glazed window to the rear aspect. WC with low level cistern. Pedestal wash hand basin with chrome mixer tap. Panelled bath with central mixer tap with shower attachment. Complimentary tiled floor and walls. Plastered ceiling. Inset spot lights. Heated towel radiator.



EXTERIOR

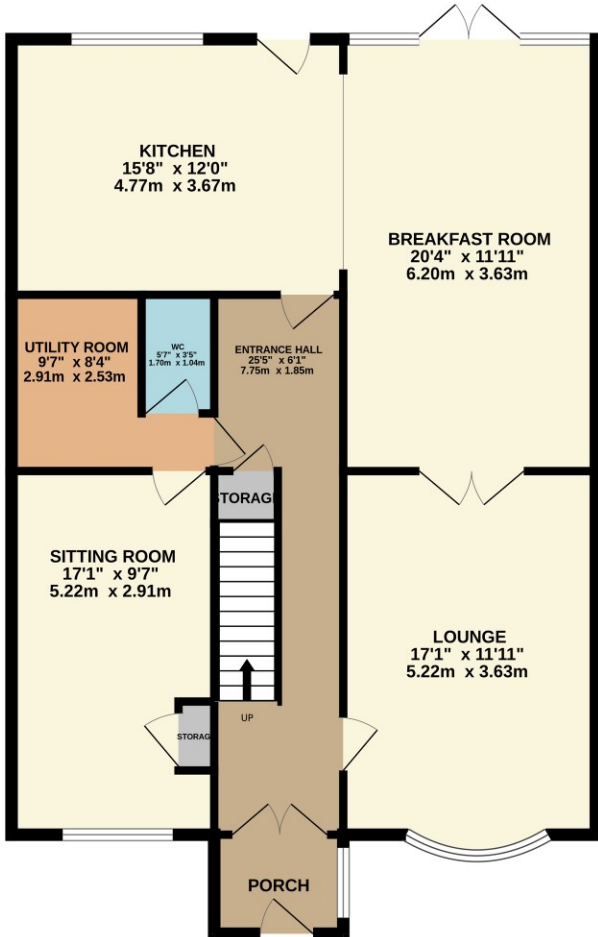
The **REAR GARDEN** commences with raised decking area with balustrade and steps down to laid lawn. Paved patio to the rear. **SHED** to remain.



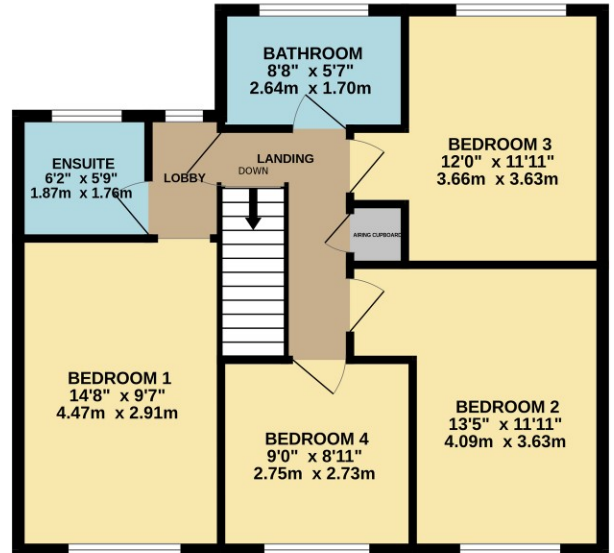
The **FRONT** has own block paved driveway providing off-street parking for several vehicles.



GROUND FLOOR
1064 sq.ft. (98.9 sq.m.) approx.



1ST FLOOR
652 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 1717 sq.ft. (159.5 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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