

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Hawkwell Road, Hockley, SS5 4DD



Guide Price:
£550,000 - £575,000

Situated in a much sought after location is this stunning, four bedroom detached family home, maintained by the current owners to a very high specification throughout, and benefiting from having extensive ground floor living accommodation, two double ground floor bedrooms, ground floor bathroom, first floor shower room, landscaped rear garden with Garden Room and own driveway providing off-street parking. Close walking distance to mainline railway station with links to London Liverpool Street, local shops and schools. EPC Rating: D. Our Ref 18769.

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Entrance via double glazed entrance door to

ENTRANCE HALL

Stairs to first floor accommodation. Wood flooring. Coving to plastered ceiling. Inset spot lights. Radiator. Oak doors to all rooms.



GROUND FLOOR BEDROOM ONE 14' 4" x 11' 3" (4.37m x 3.43m)

Two double glazed windows to the front aspect. Herringbone wood effect flooring. Fitted wardrobes to one wall. Plastered ceiling. Radiator.



GROUND FLOOR BEDROOM TWO 15' 9" x 10' 2" (4.8m x 3.1m)

Double glazed bay window to the front aspect. Custom built fitted bay window storage. Coving to plastered ceiling. Radiator.



ROUND FLOOR BATHROOM 11' 3" x 6' 9" (3.43m x 2.06m)

Obscure double glazed window to the side aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Panelled bath with chrome mixer tap. Walk-in tiled shower enclosure with thermostatic shower. Tiled floor. Tiled walls. Plastered ceiling. Inset spot lights. Radiator.



LOUNGE 16' 5" x 11' 5" (5m x 3.48m)

Wood flooring. Coving to plastered ceiling. Contemporary vertical radiator. Open plan to



DINING ROOM 16' 2" x 8' 4" (4.93m x 2.54m)

Double glazed bi-fold doors providing access to rear garden. Wood flooring. Coving to plastered ceiling. Radiator. Door to Utility Room with access to Office. Open through to



KITCHEN/BREAKFAST ROOM 15' 11" x 11' 3" (4.85m x 3.43m)

Double glazed window to the rear aspect. Double glazed door to the side. Comprehensive range of modern high gloss base and eye level units. Granite work surfaces. Inset one and half stainless steel sink drainer unit with hose mixer tap Space for free standing Range cooker with contemporary splash back and stainless steel extractor chimney above. Integrated electric oven. Housing space for American style fridge/freezer. Integrated appliances. Breakfast bar incorporating seating. Tiled flooring. Plastered ceiling. Inset spot lights.



UTILITY ROOM 15' 1" x 9' 5" (4.6m x 2.87m)

Double glazed window to the front aspect. Double glazed door. Base level units. Roll edge work surface. Inset one and half stainless steel sink drainer unit. Space for appliances. Tiled floor. Plastered ceiling. Inset spot lights Chrome heated towel radiator. Door to



OFFICE 11' 8" x 9' 5" (3.56m x 2.87m)

Tiled floor. Plastered ceiling. Inset spot lights. Double glazed patio doors providing access to rear garden.



FIRST FLOOR ACCOMMODATION

LANDING

Double glazed window to the front aspect.



SHOWER ROOM 11' 3" x 5' (3.43m x 1.52m)

Obscure double glazed Velux window to the rear aspect. WC with low level cistern. Wall mounted wash hand basin. Tiled shower enclosure with thermostatic shower. Tiled floor. Part tiled walls. Plastered ceiling. Radiator.



BEDROOM THREE 15' 6" x 11' 3" (4.72m x 3.43m)

Double glazed window to the side aspect. Access to eaves storage. Wood effect flooring. Plastered ceiling. Inset spot lights. Radiator.



BEDROOM FOUR 15' 6" x 11' (4.72m x 3.35m)

Double glazed window to the side aspect. Access to eaves storage. Wood effect flooring. Plastered ceiling. Inset spot lights. Radiator.



EXTERIOR

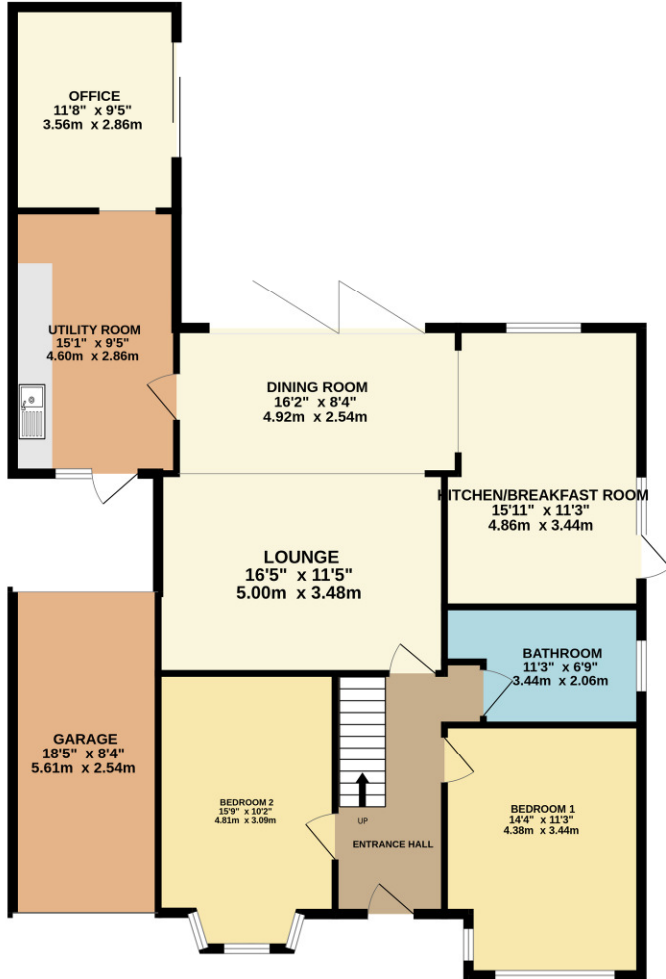
The stunning **REAR GARDEN** commences with large paved patio providing ample outdoor seating area which in turn leads to laid lawn. Selection of flowers, trees and shrubs. Gate to side providing access to the front.



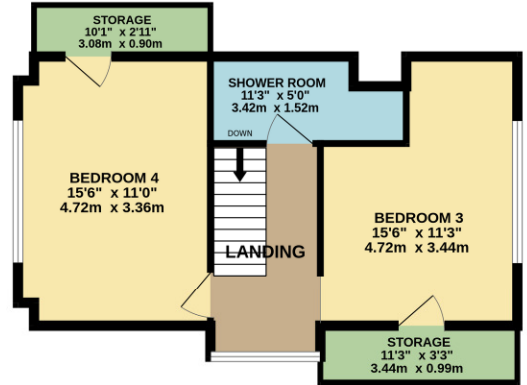
The **FRONT** has own driveway providing off-street parking leading to **GARAGE** with up & over door, power and light.



GROUND FLOOR
1371 sq.ft. (127.4 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 1817 sq.ft. (168.8 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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