

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

High Mead, Hockley, SS5 4QG



£550,000

Situated in one of Hockley's most popular locations just off The Westerings and within close walking distance to Hockley Woods is this stunning character three bedroom detached family home with a 62ft wide by 50ft rear garden and own driveway providing off street parking for approx five/six vehicles. Occupying a wider than average plot with potential for further extension to side and rear, subject to the usual planning consents. Viewing highly recommended. Our Ref: 18550.

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Entrance via recently fitted composite glazed entrance door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation with under stairs storage cupboard. Radiator. Contemporary tiled flooring. Plastered ceiling.



GROUND FLOOR WC

Obscure double glazed window to front aspect. A two piece suite comprising pedestal wash hand basin with tiled splash backs and high level wc. Continuation of contemporary tiled flooring. Plastered ceiling.



KITCHEN 12' 7" x 12' 4" (3.84m x 3.76m)

Double glazed window to rear aspect. Double glazed French doors providing access to rear garden. A comprehensive range of country style walnut base and eye level units incorporating work surface with inset ceramic butler sink with feature tap. Freestanding Range Master cooker with matching extractor hood above to remain. Tiled splash back. Space for American style fridge freezer. Integrated dishwasher. Radiator. Plastered ceiling. Tiled flooring. Door to utility room.



UTILITY ROOM 6' 10" x 5' 10" (2.08m x 1.78m)

Double glazed window to side aspect. Two base level units with white cottage style doors incorporating work surface with inset stainless steel sink drainer unit with mixer tap. Space and plumbing for washing machine and tumble dryer. Wall mounted boiler. Plastered ceiling. Tiled flooring.

DINING ROOM 12' 4" x 10' 4" (3.76m x 3.15m)

Double glazed French doors providing access to rear garden. Feature fireplace with space for log burner. Radiator. Wood effect flooring. Plastered ceiling. Open plan through to lounge.



LOUNGE 13' 4" x 11' 1" (4.06m x 3.38m)

Double glazed bay window to front aspect. Feature fireplace with decorative surround and tiled hearth. Radiators. Wood effect flooring. Plastered ceiling.



SPACIOUS FIRST FLOOR LANDING

Feature double glazed stained glass window to side aspect. Plastered ceiling. Access to loft.



BEDROOM ONE 13' 4" x 10' 4" (4.06m x 3.15m)

Double glazed bay window to front aspect. Radiator. Plastered ceiling.



BEDROOM TWO 12' 4" x 9' 6" (3.76m x 2.9m)

Double glazed window to rear aspect. Fitted wardrobe with mirror fronted sliding doors to one wall. Radiator. Plastered ceiling.



BEDROOM THREE 8' 9" x 6' 9" (2.67m x 2.06m)

Double glazed bay window to front aspect with tiled shelf. Radiator. Plastered ceiling.



FAMILY BATHROOM

Obscure double glazed window to rear aspect. A four piece luxury suite comprising tiled panelled bath with centralised chrome mixer tap and shower attachment, tiled corner shower cubicle with thermostatic shower, wall mounted wash hand basin and close coupled wc. Chrome heated towel radiator Tiled walls. Tiled flooring. Plastered ceiling.



EXTERIOR.

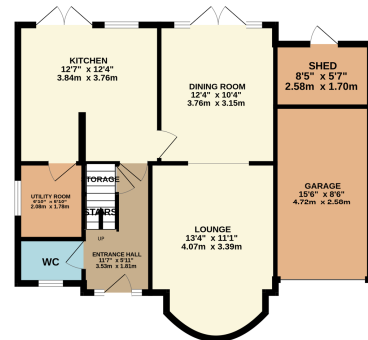
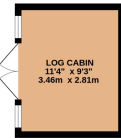
The **REAR GARDEN** measures approximately 50ft x 62ft wide (15.24m x 18.9m) commencing with recently laid sweeping patio area to rear and side. Laid to lawn. Established flower and shrub borders. Slate area. **LOG CABIN** to remain. Gate providing access to front.

Agents Note:

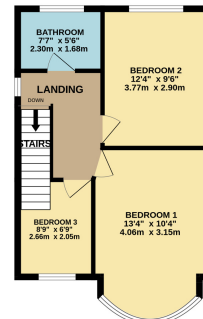
The side patio area offers potential for further extension for single or double storey to side, subject to the usual planning consents.

The **FRONT** has a large block paved driveway providing off street parking for approximately five/six vehicles leading to **GARAGE** with up and over door. Power and lighting.

GROUND FLOOR
853 sq.ft. (79.2 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 1290 sq.ft. (119.8 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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