

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## High Road, Hockley, SS5 4SY



Guide Price:  
£500,000 - £550,000

Situated on the Hockley High Road is this substantial five bedroom detached family home, offering accommodation in excess of 1700 sq.ft and benefiting from having secluded rear garden and own driveway providing off-street parking for several vehicles. Ideally located for both Fitzwimarc School & Sixth Form and Greensward Academy & Sixth Form, as well as the excellent Hockley Primary School, local shops and amenities.

**NO ONWARD CHAIN.**

EPC Rating: D. Our Ref. 19062

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

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Entrance via double glazed entrance door to

### ENTRANCE PORCH

Windows to the front aspect. Entrance door to

### ENTRANCE HALL

Stairs to first floor accommodation. Coving to ceiling. Radiator.



### LOUNGE/DINER

#### Lounge Area 17' 11" x 13' (5.46m x 3.96m)

Double glazed window to the front aspect. Radiator. Open through to



#### Dining Area 15' 3" x 9' 8" (4.65m x 2.95m)

Double glazed patio doors providing access to rear garden. Radiator. Door to Kitchen.



#### KITCHEN 15' 3" x 8' 8" (4.65m x 2.64m)

Double glazed window to the rear aspect. Base and eye level units. Roll edge work surfaces. Inset sink drainer unit. Integrated electric oven. Gas hob and extractor above. Space for appliances. Tiled effect flooring. Plastered ceiling. Door to Conservatory/Sitting Room.

#### CONSERVATORY/SITTING ROOM 17' 6" x 9' 8" (5.33m x 2.95m)

Double glazed windows to the rear aspect. Double glazed French doors providing access to rear garden. Tiled effect flooring. Radiator. Door to garage. Door to Cloakroom/WC.



#### GROUND FLOOR CLOAKROOM/WC

Obscure double glazed window to the side aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Part tiled walls. Radiator.

**FIRST FLOOR ACCOMMODATION**  
**SPACIOUS GALLERIED LANDING**  
Doors to rooms.



**BEDROOM ONE 17' max x 9' 8" max (5.18m x 2.95m)**  
Double glazed window to the front aspect. Coving to ceiling. Radiator. Door to en suite.



**EN SUITE**  
Obscure double glazed window to the side aspect. WC with low level cistern. Bidet. Inset wash hand basin with vanity storage below. Fully tiled shower cubicle with thermostatic shower. Tiled floor. Part tiled walls. Radiator.



**BEDROOM TWO 12' 7" x 11' 8" (3.84m x 3.56m)**  
Double glazed window to the front aspect. Fitted wardrobes. Coving to ceiling. Radiator.



**BEDROOM THREE 12' 2" x 9' 8" (3.71m x 2.95m)**  
Double glazed window to the rear aspect. Coving to ceiling. Radiator.



**BEDROOM FOUR 10' 2" x 8' 8" (3.1m x 2.64m)**  
Double glazed window to the front aspect. Coving to ceiling. Radiator.



**BEDROOM FIVE 9' 8" max x 8' 6" max (2.95m x 2.59m)**

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



**FAMILY BATHROOM**

Obscure double glazed windows to the rear aspect. WC with concealed cistern. Inset wash hand basin with vanity storage below. Panelled bath with shower over. Tiled floor. Tiled walls. Radiator.



**EXTERIOR**

The **SECLUDED REAR GARDEN** measures approximately 55ft (16.76m) and commences with sweeping paved patio leading to laid lawn. Selection of mature shrubs and trees providing seclusion to all boundaries. Gate providing access to the front.



The **FRONT** has small lawn area and own large driveway providing off-street parking for several vehicles.



TOTAL FLOOR AREA: 1710 sq.ft. (158.9 sq.m.) approx.  
 While every attempt has been made to ensure the accuracy of the floorplan, measurements of areas, volumes, levels and elevations are for information only and are not intended to be used for any purpose other than that intended. The buyer is advised to obtain a copy of the title documents and to verify the accuracy of the floorplan and to make an appointment to view the property before embarking on any journey to see a property.  
 Date: 10/10/2023

**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.