

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Brunswicke, Folly Chase, Hockley, SS5 4SF



Guide Price:
£700,000 - £725,000

Situated in arguably Hockley's most desirable location is this stunning four bedroom detached family home. Having been maintained by the current vendors to a very high standard throughout with open plan modern fitted kitchen/breakfast room, modern fitted bathroom and en suite. With a secluded rear garden with custom built garden room and a large sweeping road frontage with in and out driveway providing off street parking for several vehicles.

EPC Rating: D. Council Tax Band: F.
Viewing highly recommended. Our Ref: 19071.

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Entrance via uPVC glazed entrance door to entrance hall.

SPACIOUS ENTRANCE HALL

Double glazed window to side aspect. Radiator. Wood flooring. Stairs to first floor accommodation with under stairs storage cupboard. Plastered ceiling.



GROUND FLOOR WC

Obscure double glazed window to side aspect. A two piece suite comprising inset wash hand basin with chrome mixer tap and vanity storage below and close coupled wc. Tiled splash back. Tiled flooring. Plastered ceiling.



LOUNGE 19' 5" x 16' 11" (5.92m x 5.16m)

Double glazed bay window to front aspect. Double glazed windows to side aspect. Feature brick built fireplace with inset log burner. Radiators. Wood flooring. Coving to plastered ceiling. Open plan to kitchen/family room.



KITCHEN/FAMILY ROOM 24' 9" x 9' 10" (7.54m x 3m)

Double glazed window to rear aspect. Double glazed door to side aspect. Double glazed French doors providing access to rear garden. A comprehensive range of modern high gloss base and eye level units incorporating granite work surface with complimentary granite upstand. Integrated sink drainer unit. Integrated double electric eye level oven with separate induction hob with granite splash back and extractor chimney above. Integrated wine cooler. Integrated dishwasher. Integrated washing machine. Breakfast area. Tiled flooring. Plastered ceiling with inset spotlighting.



FIRST FLOOR LANDING

Double glazed window to side aspect.



BEDROOM ONE 14' 8" x 12' 8" (4.47m x 3.86m)

Double glazed window to front aspect. Fitted wardrobes to one wall. Radiator. Coving to plastered ceiling. Door to en suite.



EN SUITE

Obscure double glazed window to front aspect. A three piece suite comprising tiled shower cubicle with thermostatic shower, inset wash hand basin with chrome mixer tap and vanity storage below and back to wall wc. Tiled splash back. Heated towel radiator. Tiled flooring. Plastered ceiling with inset spotlighting.



BEDROOM TWO 14' 8" x 8' 7" (4.47m x 2.62m)

Double glazed window to front and side aspects. Fitted wardrobes. Radiator. Coving to plastered ceiling.



BEDROOM THREE 9' 11" x 9' 1" (3.02m x 2.77m)

Double glazed window to rear aspect. Fitted wardrobes. Radiator. Coving to plastered ceiling.



BEDROOM FOUR 9' 11" x 7' 7" (3.02m x 2.31m)

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



FAMILY BATHROOM

Obscure double glazed window to rear aspect. A three piece suite comprising tiled bath with tiled splash back and centralised chrome mixer taps, tiled shower cubicle with thermostatic shower, inset wash hand basin with chrome mixer tap close coupled wc with high gloss vanity storage. Tiled splash backs. Chrome heated towel radiator. Tiled flooring. Plastered ceiling with inset spotlighting.



EXTERIOR.

The **REAR GARDEN** commences with patio area leading to garden. Laid to lawn with sleepers to the borders with flowers and shrubs.



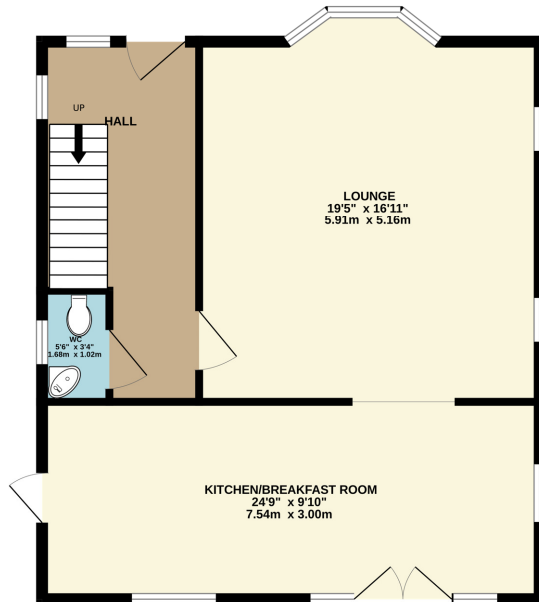
Access to **BRICK BUILT GARDEN ROOM** with cladded front (which has been recently refurbished) Double glazed French doors. Fully insulated. Wood effect flooring. Plastered ceiling with inset LED spotlighting. **BAR AREA.** Double opening gates providing access to front.



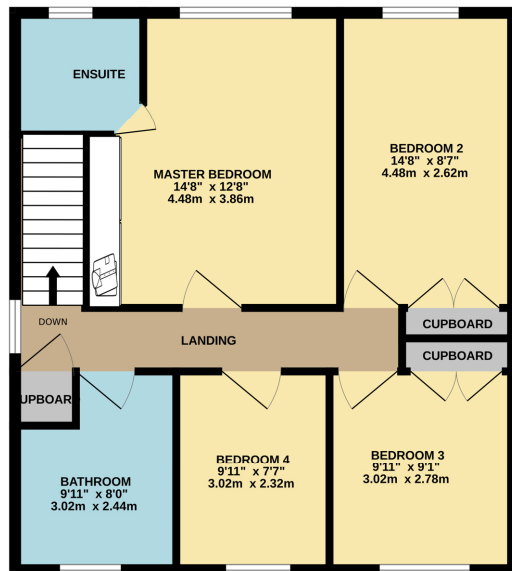
The **FRONT** has a large sweeping in and out driveway providing off street parking for several vehicles. Lawn area.



GROUND FLOOR
695 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA: 1381 sq.ft. (128.3 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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