

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

51 Pond Chase, Hockley, SS5 4FS



Guide Price:
£475,000 - £500,000

Situated on the popular Pond Chase Development, just off Folly Lane, is this stunning five bedroom detached family home, situated over three floors with modern fitted accommodation throughout with large master bedroom suite with far reaching views. With a larger than average rear garden for this development and own driveway providing off street parking. Close to local shops, schools, Hockley Woods and main line railway station. Viewing highly recommended. Our Ref: 17301.

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Entrance via uPVC glazed entrance door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation with under stairs storage cupboard. Radiator. Wood effect flooring. Plastered ceiling with inset spotlighting.



GROUND FLOOR WC

Obscure double glazed window to front aspect. A two piece suite comprising pedestal wash hand basin with chrome mixer taps and back to wall wc. Chrome heated towel radiator. Wood effect flooring. Plastered ceiling.



KITCHEN/BREAKFAST ROOM 15' 5" x 9' 8" (4.7m x 2.95m)

Double glazed window to front aspect. A comprehensive range of modern high gloss base and eye level units incorporating wood effect roll top work surface with one and a half stainless steel sink drainer unit. Integrated electric oven with induction hob and extractor above. Herringbone tiled splash back. Integrated fridge freezer. Integrated washing machine. Integrated dishwasher. Radiator. Wood effect flooring. Plastered ceiling with inset spotlighting. Space for dining table and chairs.



LOUNGE 16' 9" x 10' 11" (5.11m x 3.33m)

Double glazed window to front aspect. Double glazed French doors providing access to rear garden. Radiators. Wood effect flooring. Plastered ceiling with inset spotlighting.



FIRST FLOOR LANDING

Stairs to second floor accommodation. Plastered ceiling with inset spotlighting.

BATHROOM

Obscure double glazed window to front aspect. A three piece suite comprising panelled bath with full height glass shower screen and electric shower over, pedestal wash hand basin with chrome mixer taps and tiled splash back and close coupled wc. Heated towel radiator. Part tiled walls. Tiled flooring. Plastered ceiling with inset spotlighting.



BEDROOM THREE 11' 9" x 9' 8" (3.58m x 2.95m)

Double glazed window to front aspect. Radiator. Wood effect flooring. Plastered ceiling.



BEDROOM FIVE 10' 2" x 7' 2" (3.1m x 2.18m)

Double glazed window to rear aspect. Radiator. Wood effect flooring. Plastered ceiling.

BEDROOM FOUR 10' 2" x 9' 8" (3.1m x 2.95m)

Double glazed window to rear aspect. Radiator. Wood effect flooring. Plastered ceiling.



BEDROOM TWO 15' 1" x 9' 2" (4.6m x 2.79m)

Double glazed window to front and rear aspects. Radiator. Wood effect flooring. Plastered ceiling. Access to loft.



SECOND FLOOR SMALL LANDING AREA

MASTER BEDROOM SUITE 19' 11" x 13' 2" max 7m x 4.01m)

Double glazed window to front and rear aspects. Radiators Wood effect flooring. Plastered ceiling. Access to loft. Door to en suite.



EN SUITE

Two Velux windows to rear aspect. A three piece suite comprising tiled shower cubicle with thermostatic shower, pedestal wash hand basin with chrome mixer taps and tiled splash back and close coupled wc. Chrome heated towel radiator. Tiled flooring. Plastered ceiling.

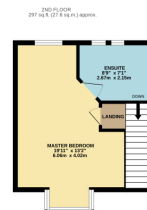
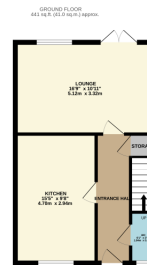


EXTERIOR.

The **REAR GARDEN** is larger than average for this development and measures approximately 65ft (19.81m) commencing with patio area leading to garden. Laid to lawn. A selection of mature flower, shrub and tree borders. Further patio to rear of property providing perfect outdoor seating and entertainment area. Gate providing access to front and **CAR PORT**.



The **FRONT** has own driveway providing off street parking for two/three vehicles.



TOTAL FLOOR AREA: 1540 sq ft. (142.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained herein, 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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