

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Buckingham Road, Hockley, SS5 4UX



Guide Price £600,000

Situated on the popular Betts Farm development, occupying a substantial plot, is this stunning four bedroom detached family home benefiting from having en suite to master bedroom, open plan living accommodation, large kitchen/breakfast room, secluded rear garden, large driveway providing off-street parking for several vehicles and detached double garage with twin Up & Over doors. Close walking distance to the excellent Hockley Primary school, local shops, mainline railway station and Greensward Sixth Form Academy.

EPC Rating:D. Our Ref 19490

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Entrance via double glazed entrance door to

SPACIOUS ENTRANCE HALL

Stairs to first floor accommodation. Wood effect flooring. Plastered ceiling. Radiator.



GROUND FLOOR CLOAKROOM/WC

Obscure double glazed window to the front aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Tiled floor. Part tiled walls. Plastered ceiling. Chrome heated towel radiator.



KITCHEN/BREAKFAST ROOM 23' 2" x 11' 4" (7.06m x 3.45m)

Double glazed window to the rear aspect. Double glazed patio doors providing access to rear garden. Comprehensive range of modern high gloss base and eye level units. Granite work surfaces. Inset one and half stainless steel sink drainer unit. Twin eye level electric oven. Separate gas hob with glass splash back. Stainless steel extractor chimney above. Breakfast bar/island with built-in wine rack and storage. Housing for American style fridge/freezer. Wood effect flooring. Coving to plastered ceiling. Inset LED spot lights. Open through to lounge.



UTILITY ROOM 7' 4" x 5' 6" (2.24m x 1.68m)

Obscure double glazed window to the front aspect. High gloss base and eye level units. Wood effect work surface. Inset sink drainer unit. Space for appliances. Wall mounted boiler. Tiled floor. Double glazed door to Conservatory/Playroom.



CONSERVATORY/PLAYROOM 16' 3" x 6' 3" (4.95m x 1.91m)

Double glazed window to the rear aspect. Double glazed door providing access to rear garden. Double glazed window to the front aspect. Double glazed door providing access to front. Tiled floor.



LOUNGE 18' 8" x 11' 2" (5.69m x 3.4m)

Double glazed window to the front aspect. Double glazed patio doors providing access to the rear garden. Feature fireplace. Wood effect flooring. Coving to plastered ceiling. Radiators.



FIRST FLOOR ACCOMMODATION

LANDING

Obscure double glazed window to the front aspect. Airing cupboard. Plastered ceiling. Access to loft.



BEDROOM ONE 14' 3" x 11' 2" (4.34m x 3.4m)

Double glazed window to the rear aspect. Wood effect flooring. Coving to plastered ceiling. Radiator.



BEDROOM TWO 11' 2" x 11' 1" (3.4m x 3.38m)

Double glazed window to the rear aspect. Wood effect flooring. Coving to plastered ceiling. Radiator.



EN SUITE

Obscure double glazed window to the front aspect. WC with low level cistern. Vanity storage with 'Table Top' circular wash hand basin. Tiled panelled bath with central chrome mixer tap and shower attachment. Tiled floor. Tiled walls. Plastered ceiling. Inset LED spot lights. Radiator.



BEDROOM THREE 11' 2" x 9' (3.4m x 2.74m)

Double glazed window to the rear aspect. Wood effect flooring. Coving to plastered ceiling. Radiator.



BEDROOM FOUR 8' 3" x 7' 6" (2.51m x 2.29m)

Double glazed box bay window to the front aspect. Wood effect flooring. Coving to plastered ceiling. Radiator.



FAMILY SHOWER ROOM

Obscure double glazed window to the front aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Shower enclosure with electric shower. Tiled floor. Tiled walls. Chrome heated towel radiator.



EXTERIOR

The **SECLUDED REAR GARDEN** with paved patio areas and laid lawn. Selection of mature flowers and shrubs. Corner barked play area. Gate providing access to the front.



The **FRONT** has own large driveway providing off-street parking for several vehicles which in turn leads to **DETACHED DOUBLE GARAGE** with twin Up & Over doors, power and lighting, door to independent **OFFICE SPACE 9' 4" x 7' 1" (2.84m x 2.16m)** within the garage, with double glazed window and personal double glazed door, power and lighting, wood effect flooring.



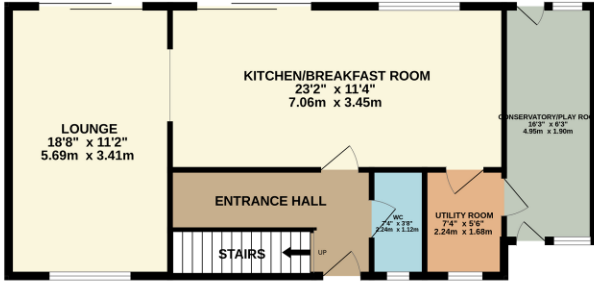
GARAGE



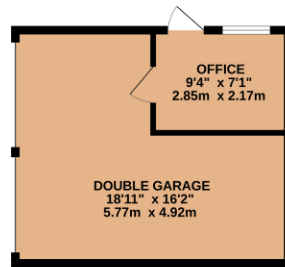
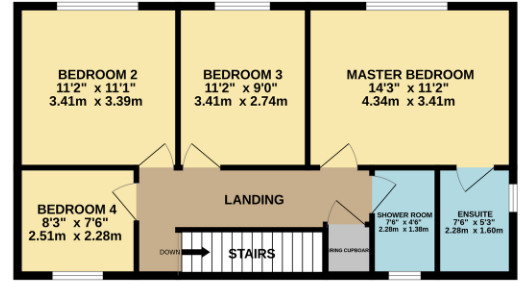
GARAGE OFFICE AREA



GROUND FLOOR
1048 sq.ft. (97.4 sq.m.) approx.



1ST FLOOR
641 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 1689 sq.ft. (156.9 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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