

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Buckingham Road, Hockley SS5 4UE



Guide Price:
£550,000 - £575,000

Situated on the popular Betts Farm development is this stunning four bedroom detached family home benefiting from en suite to master bedroom, large kitchen/diner, secluded rear garden, large block paved driveway providing off-street parking for several vehicles and attached garage. Within close walking distance to Hockley Primary schools, shops, mainline railway station and Greensward Sixth Form Academy.

EPC Rating:C. Council Tax Band: E.

Viewing highly recommended. Our Ref 13794

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Accommodation comprises:

Entrance via double glazed entrance door to

SPACIOUS ENTRANCE HALL

Stairs to first floor accommodation. Luxury wood effect vinyl tiled flooring.



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. Luxury wood effect vinyl tiled flooring. Plastered ceiling. Radiator.



UTILITY ROOM 8' 6" x 5' 9" (2.59m x 1.75m)

Double glazed window to the front aspect. Base units. Roll edge work surface. Full height storage cupboard. Space for washing machine. Luxury wood effect vinyl tiled flooring. Coving to plastered ceiling. Radiator.



LOUNGE 19' 2" x 11' 7" (5.84m x 3.53m)

Double glazed patio doors providing access to the rear garden. Coving to plastered ceiling. Radiator.



KITCHEN/DINER 24' 11" x 13' 1" (7.59m x 3.99m)

Double glazed window to the front aspect. Double glazed patio doors providing access to rear garden. Double glazed door providing access to the side. Comprehensive range of modern base and eye level units. Granite work surfaces. Inset stainless steel sink drainer unit. Integral electric eye level Whirlpool oven. Integral fridge/freezer. Integrated dish washer. Island with inset Induction hob, storage, space for seating and feature hanging lights over. Luxury wood effect vinyl tiled flooring. Coving to plastered ceiling. Inset spot lights. Two modern vertical radiators.



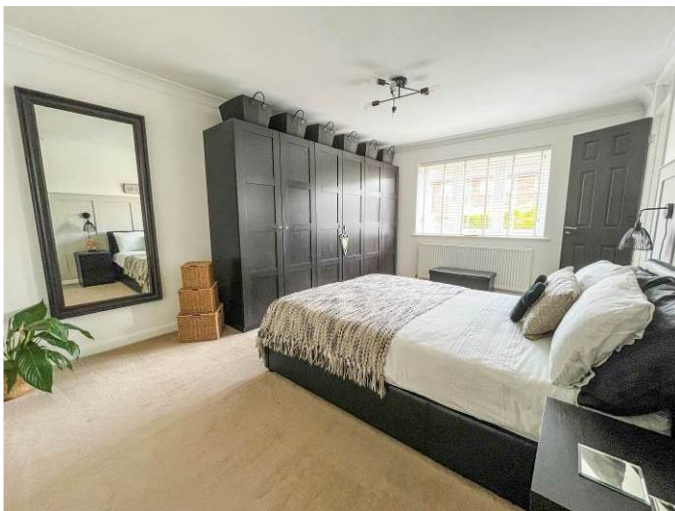
FIRST FLOOR ACCOMMODATION

LANDING

Large storage cupboard.

BEDROOM ONE 16' 4" x 11' 7" (4.98m x 3.53m)

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



EN SUITE

Obscure double glazed window to the rear aspect. WC with low level cistern. Inset wash hand basin with tiled splash back and vanity storage below. Fully tiled shower cubicle. Tiled floor. Chrome heated towel rail.



BEDROOM TWO 12' x 9' 3" (3.66m x 2.82m)

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



BEDROOM THREE 11' 7" x 8' 9" (3.53m x 2.67m)

Double glazed window to the front aspect. Coving to plastered ceiling. Radiator.



BEDROOM FOUR 10' 4" x 7' 5" (3.15m x 2.26m)

Double glazed window to the front aspect. Coving to plastered ceiling. Radiator.



FAMILY BATHROOM 9' 3" x 5' 7" (2.82m x 1.7m)

Obscure double glazed window to the side aspect. WC with low level cistern. Inset wash hand basin with tiled splash back and vanity storage below. Panelled bath with tiled surround. Separate full tiled shower cubicle. Part tiled walls. Plastered ceiling. Chrome heated towel rail.



EXTERIOR

The **SECLUDED WRAP AROUND REAR GARDEN** measures 50ft x 30ft (15.24m x 9.14m) commences with decking extending round to the side. Laid lawn. Raised flower bed to the rear. Gate to side providing access to front.



The **FRONT** has own block paved driveway providing off-street parking for several vehicles which in turn leads to **ATTACHED GARAGE** with Up & Over door, power and lighting.

Agents Note:

- The vendors have advised that the property has:
- recently had the exterior re-pointed and roof tiles replaced;
 - Solar Panels which give an income of £100 per quarter as well as savings on electricity;
 - Combi boiler which is 10 years old and has been serviced annually (last service October 2023),
 - boarded Loft with lighting and loft ladder;
 - Alarm and CCTV



TOTAL FLOOR AREA: 1273 sq.ft. (118.3 sq.m.) approx.

While every effort has been made to ensure the accuracy of the figures, professional measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is for illustrative purposes only and should not be used for any prospective purchase. The services, appliances and equipment shown have not been tested and no guarantee is given as to their operation or efficiency on the date.

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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.