

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Malvern Road, Hockley, SS5 5HZ



**Guide Price:**  
**£450,000 - £475,000**

Situated in a much sought after position is this spacious four double bedroom semi detached family home with a ground floor extension providing open plan kitchen/breakfast room with two further reception rooms, ground floor wc, approx 60ft rear garden backing directly onto open fields, own driveway providing off street parking and integral garage.

Within walking distance to local shops, schools and mainline railway station.

EPC Rating: D. Council Tax Band: D.

Viewing advised. Our Ref: 19580.

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

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Entrance via uPVC double glazed entrance door to entrance porch.

#### ENTRANCE PORCH

Glazed entrance door to entrance hall. Sliding door to lounge/diner. Door to kitchen.

#### ENTRANCE HALL

Wood effect flooring. Stairs to first floor accommodation with under stairs storage cupboard. Radiator. Coving to plastered ceiling.



#### GROUND FLOOR WC

Obscure double glazed window to front aspect. A two piece suite comprising wall mounted wash hand basin and close coupled wc. Tiled walls.

#### LOUNGE/DINER 23' 9" x 10' 8" (7.24m x 3.25m)

Double glazed windows to front aspect. Feature fireplace with inset fire. Radiators. Wood effect flooring. Coving to plastered ceiling. Patio doors providing access to sitting room.



#### SITTING ROOM 11' 3" x 11' 3" (3.43m x 3.43m)

Ceiling skylight. Double glazed French doors with glazed side panels providing access to rear garden. Radiator. Coving to ceiling. Door to kitchen.



#### KITCHEN 14' 8" x 9' 1" (4.47m x 2.77m)

A comprehensive range of base and eye level units incorporating roll edge work surface with stainless steel sink drainer unit. Breakfast bar. Integrated eye level electric oven. Separate hob with extractor above. Space for freestanding fridge freezer. Coving to plastered ceiling. Tiled flooring. Open plan through to breakfast room.



**BREAKFAST ROOM 14' 1" x 11' 3" (4.29m x 3.43m)**

Ceiling skylight. Double glazed window to rear aspect. Double glazed door providing access to rear garden. Base and eye level units incorporating roll edge work surface. Space and plumbing for appliances. Wall mounted boiler. Radiator. Tiled flooring. Door to sitting room.



**FIRST FLOOR LANDING**

Double opening doors providing access to airing cupboard. Coving to plastered ceiling.

**BEDROOM ONE 10' 11" x 10' 7" (3.33m x 3.23m)**

Double glazed windows to front aspect with far reaching views across Hockley and beyond. A range of bedroom furniture including wardrobes and drawer storage. Radiator. Coving to ceiling.



**BEDROOM TWO 14' 9" x 9' 10" (4.5m x 3m)**

Double glazed window to front aspect with far reaching views across Hockley and beyond. Fitted wardrobes. Radiator. Coving to plastered ceiling.



**BEDROOM THREE 11' 3" max x 10' 7" max (3.43m x 3.23m)**

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



**BEDROOM FOUR 13' 11" x 8' 1" (4.24m x 2.46m)**

Double glazed window to rear aspect. Fitted wardrobes. Radiator. Vanity unit with inset wash hand basin. Coving to plastered ceiling. Wood effect flooring.



**BATHROOM**

Obscure double glazed window to rear aspect. A three piece suite comprising panelled bath with chrome taps with shower over, inset wash hand basin with vanity storage below and back to wall wc. Radiator. Tiled walls. Wood effect flooring.

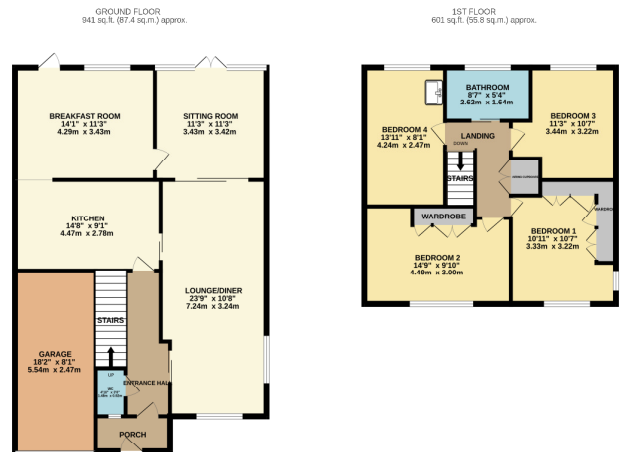


**EXTERIOR**

The **REAR GARDEN** measures approximately **60ft (18.29m)** backing directly onto open fields and commences with patio area with steps up to secondary patio area. Laid to lawn. A selection of mature flower and shrub borders. Far reaching views across open fields to the rear. **SHED. WORKSHOP** with power and lighting. Gate providing access to front.



The **FRONT** has own driveway providing off street parking, which could be extended to create further parking if required, leading to **INTEGRAL GARAGE** with up and over door. Power and lighting.



TOTAL FLOOR AREA: 1542 sq.ft. (143.2 sq.m.) approx.  
 We warrant that the above measurements are approximate and do not constitute a guarantee of accuracy. We do not warrant, represent or imply that the above measurements are correct for any other purpose or use. The purchaser is advised to obtain a professional valuation of the property and to verify the accuracy of the above measurements. The purchaser is advised to obtain a professional valuation of the property and to verify the accuracy of the above measurements. The purchaser is advised to obtain a professional valuation of the property and to verify the accuracy of the above measurements.

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.