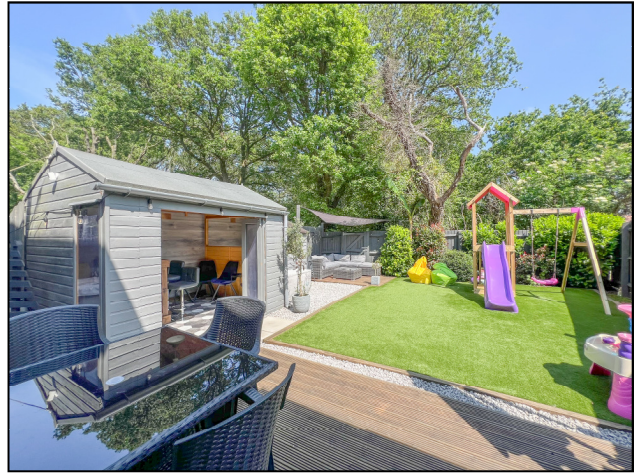


EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Pond Chase, Hockley, SS5 4FS



£475,000

Situated on the popular Pond Chase Development, just off Folly Lane, is this stunning five bedroom link detached family home situated over three floors with modern fitted accommodation throughout with large master bedroom suite with far reaching views and own driveway providing off street parking. Within walking distance to local shops and schools including the excellent Hockley Primary School and Greensward Sixth Form Academy and mainline railway station.  
EPC Rating: B. Council Tax Band: E.  
Viewing advised. Our Ref: 19577.

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

[sales@wdhockley.com](mailto:sales@wdhockley.com) | [sales@wdbenfleet.com](mailto:sales@wdbenfleet.com) | [lettings@wdlets.com](mailto:lettings@wdlets.com)  
01702 200666 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)





Entrance via composite glazed uPVC entrance door to entrance hall.

#### ENTRANCE HALL

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



#### GROUND FLOOR WC

Obscure double glazed window to front aspect. A two piece suite comprising pedestal wash hand basin with mixer tap and contemporary tiled splash back and close coupled wc. Radiator. Wood effect flooring. Plastered ceiling.

#### KITCHEN 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 quartz work surface with inset one and a half sink drainer unit. Integrated eye level double electric oven. Induction hob with tiled splash back and stainless steel extractor chimney above. Integrated dishwasher. Integrated fridge freezer. Integrated washing machine. Quartz breakfast bar. Contemporary vertical radiator. Wood effect flooring. Plastered ceiling. Open plan through to lounge.



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

Double glazed window to rear aspect. Double glazed French doors providing access to rear garden. Radiator. Wood effect flooring. Plastered ceiling.



#### FIRST FLOOR LANDING

Stairs to second floor accommodation.

#### FAMILY BATHROOM

Obscure double glazed window to front aspect. A three piece suite comprising panelled bath with tiled surround and shower over, pedestal wash hand basin with chrome taps and tiled splash back and close coupled wc. Radiator. Tiled walls. Plastered ceiling.





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

Double glazed window to front aspect. Radiator. Plastered ceiling.



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

Double glazed window to front and rear aspects. Radiator. Plastered ceiling.



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

Double glazed window to rear aspect. Radiator. Plastered ceiling.

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

Double glazed window to rear aspect. Radiator. Plastered ceiling.



**SECOND FLOOR LANDING**

**MASTER BEDROOM SUITE 19' 11" max x 13' 2" (6.07m x 4.01m)**

Double glazed bay window to front aspect. Double glazed window to rear aspect. Radiator. Plastered ceiling with inset LED spotlighting. Door to en suite.





## EN SUITE

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



## EXTERIOR.

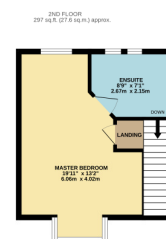
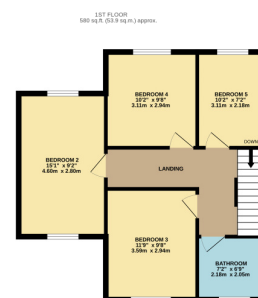
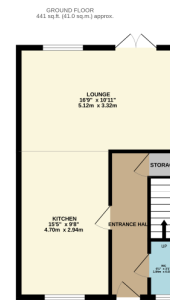
A RECENTLY LANDSCAPED SOUTH FACING REAR GARDEN commencing with decking area with steps down to garden and backs directly onto woodland to the rear. Shingled surround with artificial lawn area. Further decking area to rear of the garden. Gate providing access to the woodland to the rear. Gate providing access to the front.



**LOG CABIN** with French doors. Power and lighting. Designed to create outdoor living space with bar area.



The **FRONT** has own driveway providing off street parking leading to **CAR PORT** providing off street parking for two/three vehicles. Shingled frontage with pathway leading to front door.



TOTAL FLOOR AREA: 1319 sq. ft. (122.5 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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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.