

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Merryfields Avenue, Hockley, SS5 5AN



Guide Price: £450,000

Occupying a substantial corner plot within a popular position is this extended four bedroom semi detached family home. With a large sweeping wraparound garden providing ample opportunity for further extensions to rear and side, subject to the usual planning consents. With detached double length garage to rear with own driveway. Within very close walking distance to mainline railway station, shops and schools.

EPC Rating: TBC. Council Tax Band: D.

Viewing highly recommended. Our Ref: 18314.

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

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com



Entrance via uPVC glazed patio door providing access to porch.

PORCH

Hardwood glazed door providing access to reception hall.

RECEPTION HALL 13' 11" x 6' 2" (4.24m x 1.88m)

Double glazed window to front aspect. Stairs to first floor accommodation. Radiator. Coving to ceiling. Sliding doors to ground floor rooms.



LOUNGE 15' x 14' 6" (4.57m x 4.42m)

Double glazed window to front aspect. Feature brick built fireplace. Radiator. Textured ceiling. Open plan to breakfast area.



BREAKFAST AREA 18' 7" x 8' 10" (5.66m x 2.69m)

Double glazed patio doors providing access to rear garden. Double glazed door with side windows providing access to rear garden. Radiator. Textured ceiling. Featured stripped beams. Open plan to kitchen.



KITCHEN 10' 8" x 10' 5" (3.25m x 3.18m)

Double glazed windows to rear aspect. A range of base level units incorporating wood effect roll top work surface with stainless steel sink drainer unit. Space and plumbing for appliances. Textured ceiling. Tiled flooring. Archway to utility.



UTILITY 10' 5" x 6' 6" (3.18m x 1.98m)

Double glazed window to side aspect. Door to WC. Base and eye level units. Space and plumbing for appliances. Wall mounted boiler fitted in December 2020 - within 5 year guarantee). Tiled walls. Tiled flooring.



GROUND FLOOR WC

Obscure double glazed window to side aspect. Close coupled wc. Radiator. Tiled walls. Tiled flooring.

FIRST FLOOR LANDING

BEDROOM ONE 21' x 10' 5" (6.4m x 3.18m)

Double glazed window to side and rear aspects. Feature vaulted ceiling with decorative beams. Built in wardrobes to one wall. Radiators.



BEDROOM TWO 11' 10" x 11' 4" (3.61m x 3.45m)

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



BEDROOM THREE 11' 6" x 11' 4" (3.51m x 3.45m)

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



BEDROOM FOUR 10' 6" x 8' 5" (3.2m x 2.57m)

Double glazed window to front aspect. Over stairs storage cupboard. Radiator. Coving to ceiling.



BATHROOM

Obscure double glazed window to rear aspect. A three piece suite comprising panelled bath with shower over, pedestal wash hand basin with chrome mixer tap and close coupled wc. Radiator. Tiled walls.



EXTERIOR.

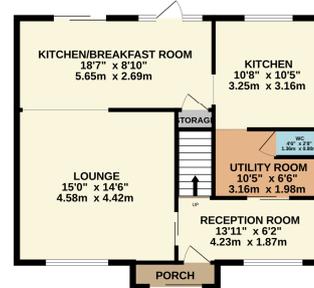
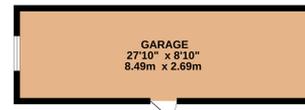
As previously mentioned the property has a substantial wraparound garden which has been beautifully maintained. Commencing with patio area. Laid to lawn. A selection of mature flower and shrub borders. Fencing to all boundaries. Further patio area to the rear of the garden. Door to **DOUBLE LENGTH GARAGE** with up and over door. Power and light Double opening gate giving access to the hardstanding area to the rear of the garden which is ideal for storing a caravan/motorhome. Access for the garage and hardstanding area via Clayspring Close. Gate providing access to front.

The **FRONT** has small lawn areas with pathway leading to front door.

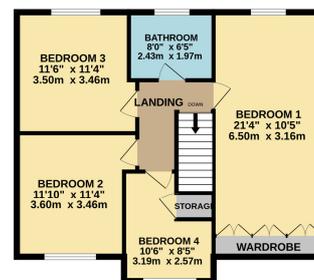
Agents Note:

The property offers potential to extend to the rear and side, subject to the usual planning consents.

GROUND FLOOR
938 sq.ft. (87.1 sq.m.) approx.



1ST FLOOR
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 1631 sq.ft. (151.5 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.
Made with Metropack v2024

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.