

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Victor Gardens, Hawkwell, SS5 4DS



Guide Price:
£775,000

We are delighted to offer for sale this extended executive five bedroom detached family home offering versatile living accommodation throughout. With a stunning mature rear garden measuring over 300ft and large driveway providing off street parking for several vehicles. Properties with this size plot are rarely available within this location. Within walking distance to local schools, shops and mainline railway station.

Council Tax Band: D. EPC Rating: TBC.

An internal viewing is highly recommended. Our Ref: 14851.

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Accommodation comprises:

Entrance via hardwood entrance door to entrance porch.

ENTRANCE PORCH

Tiled flooring. Plastered ceiling. Oak door to full height walk in storage cupboard. Oak doors to all ground floor rooms. Glazed door to entrance hall.



GROUND FLOOR WC

Obscure double glazed window to front aspect. A two piece suite comprising pedestal wash hand basin with mixer taps and close coupled wc. Radiator. Part tiled walls. Tiled flooring.



ENTRANCE HALL

Large feature obscure double glazed lead light windows to front and side aspect. Oak staircase with wrought iron balustrade to first floor accommodation. Original herringbone parquet flooring.



DINING ROOM 11' 5" x 10' 8" (3.48m x 3.25m)

Double glazed lead light bay window to front aspect. Fireplace. Radiator. Original herringbone parquet flooring. Plastered ceiling.



UTILITY ROOM 17' 5" x 7' 6" (5.31m x 2.29m)

Obscure double glazed windows to side aspect. Double glazed door to side aspect. A comprehensive range of base and eye level units incorporating work surface with stainless steel sink drainer unit. A comprehensive range of full height storage cupboards to one wall. Space and plumbing for appliances. Tiled flooring. Plastered ceiling with inset spotlighting.



KITCHEN 12' 10" x 11' 6" (3.91m x 3.51m)

A range of country style base and eye level units incorporating roll top work surface with inset sink drainer unit. Inset Aga with purpose brick built surround and chimney. Tiled splash backs. Enclosed freestanding fridge freezer. Tiled flooring. Coving to plastered ceiling. Open plan through to conservatory.



CONSERVATORY 15' 5" x 8' (4.7m x 2.44m)

Double glazed windows to rear aspect. Double glazed French doors providing access to rear garden. Radiator. Tiled flooring.



LOUNGE 22' 4" x 13' 4" (6.81m x 4.06m)

Two sets of double glazed French doors with full height glass side panels providing access to rear garden. Original feature fireplace. Original herringbone parquet flooring. Picture rail. Radiators. Plastered ceiling.



SPACIOUS FIRST FLOOR GALLERIED LANDING

Feature double glazed lead light windows to front and side aspect. Picture rail. Plastered ceiling.



BEDROOM ONE 18' 5" max x 18' 2" max (5.61m x 5.54m)

Double glazed windows to rear aspect. Fitted wardrobes to one wall. Fitted wardrobes with inset LED lighting to another wall providing **DRESSING AREA**. Radiator. Plastered ceiling. Door to en suite.



EN SUITE

Obscure double glazed window to side aspect. A three piece suite comprising tiled double walk in shower cubicle with thermostatic shower and slate effect tiled surround, wall mounted wash hand basin with chrome mixer tap and high gloss vanity drawer storage below and tiled splash back and close coupled wc. Heated towel radiator. Tiled flooring. Plastered ceiling.



BEDROOM TWO 11' 5" x 8' 7" (3.48m x 2.62m)

Double glazed lead light window to front aspect. Fitted wardrobes to one wall. Radiator. Plastered ceiling.



BEDROOM FOUR 17' max x 12' 9" max (5.18m x 3.89m)

Double glazed window to front and rear aspects. Radiator. Original herringbone parquet flooring. Plastered ceiling.



BEDROOM THREE 11' 6" x 9' 6" (3.51m x 2.9m)

Double glazed window to side aspect. Fitted wardrobes with mirror fronted sliding doors to one wall. Radiator. Plastered ceiling.



BEDROOM FIVE 8' 6" x 7' 6" (2.59m x 2.29m)

Obscure double glazed window to side aspect. Radiator. Plastered ceiling.



FAMILY BATHROOM

Obscure double glazed windows to side aspect. A four piece suite comprising panelled bath with centralised chrome mixer taps and inset pull out shower attachment, tiled corner shower cubicle with thermostatic shower, pedestal wash hand basin with chrome mixer taps and back to wall wc. Heated towel radiator. Tiled walls. Wood effect flooring. Plastered ceiling with inset spotlighting.



EXTERIOR.

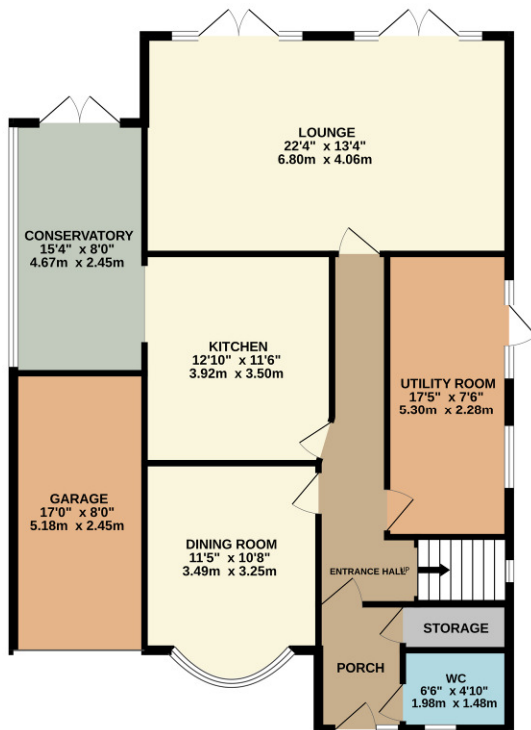
A STUNNING REAR GARDEN measuring over 300ft (91.44m) commencing with a large sweeping patio which in turn leading to garden. A beautifully maintained garden which is laid to lawn with a selection of mature flower, shrubs and tree borders. Spacious side access to both sides with gates providing access to the front.



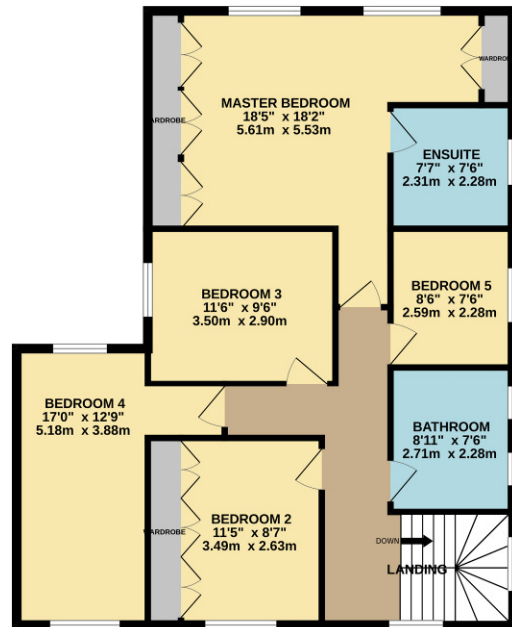
The **FRONT** has a large sweeping shingle driveway providing off street parking for several vehicles leading to **INTEGRAL GARAGE** with up and over door. Power and lighting.



GROUND FLOOR
1166 sq.ft. (108.4 sq.m.) approx.



1ST FLOOR
977 sq.ft. (90.7 sq.m.) approx.



TOTAL FLOOR AREA : 2143 sq.ft. (199.1 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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