

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Plumberow Avenue, Hockley, SS5 5NZ



Guide Price £625,000 - £650,000

### OFFERED WITH NO ONWARD CHAIN

A deceptively spacious four double bedroom detached chalet with in excess of 2,100 square foot of accommodation including two large reception rooms, spacious kitchen/diner, en suites to two bedrooms, in and out driveway to front, integral garage and a stunning 120ft rear garden.

Council Tax Band: D. EPC: TBC

Viewing recommended. Our Ref: 15112.

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Entrance door into entrance hall.

### ENTRANCE HALL

#### BEDROOM TWO 14' 5" x 11' (4.39m x 3.35m)

Double glazed window to side aspect. Radiator. Storage cupboard. Door to en suite.



### EN SUITE

A three piece suite comprising walk in shower with glass screen and shower head above, wash hand basin inset to vanity unit with storage below and low level wc. Chrome heated towel rail. Tiled walls. Tiled flooring.



#### BEDROOM THREE 11' 10" x 11' 1" plus bay window (3.61m x 3.38m)

Double glazed bay window to front aspect. Radiator.



#### BEDROOM FOUR 11' 9" x 10' 7" (3.58m x 3.23m)

Double glazed window to front aspect. Radiator.

*Agents Note:*

*This bedroom may not be accessible on the viewings as is currently kept locked.*

### BATHROOM

A four piece suite comprising freestanding bath with hand held shower attachment and chrome taps, walk in shower with glass shower screen and electric shower above, wash hand basin inset to vanity unit with storage below and low level wc. Chrome heated towel rail.



**LOUNGE 31' x 16' 2" (9.45m x 4.93m)**

Double glazed patio doors providing access to rear garden. Radiators. Feature brick fireplace. Stair well leading to first floor accommodation. Doors to dining room.



**DINING ROOM 25' 6" x 11' 10" (7.77m x 3.61m)**

Double glazed patio doors providing access to rear garden. Additional door and window to side aspect. Radiators.



**KITCHEN 26' 6" x 9' 9" (8.08m x 2.97m)**

Double glazed patio doors providing access to rear garden. Additional door to side aspect. Double glazed window. A modern fitted kitchen comprising base and eye level units incorporating roll edge work surface with an inset sink drainer unit. Built in waist and eye level double oven. Inset induction hob with extractor hood above. Space for appliances. Integrated fridge freezer. Space for dining table and chairs. Radiator.



**FIRST FLOOR** Leading into

**BEDROOM ONE 16' 3" x 15' 7" max (4.95m x 4.75m)**

Double glazed window to rear aspect. Radiator. Eaves storage cupboard. Additional storage cupboard housing hot water tank. Double French doors leading onto **BALCONY** with railing surround. Door leading to en suite.



**EN SUITE**

Velux window. A four piece suite comprising freestanding panelled bath with chrome taps and hand held shower attachment, separate shower with glass shower screen, pedestal wash hand basin and low level wc. Heated towel rail.



**EXTERIOR.**

An **EAST FACING REAR GARDEN** measuring **120ft (36.58m)** commencing onto raised patio with space for table and chairs. Steps down to a carefully landscaped selection of shrubs and flower beds throughout with a well maintained lawn. Feature bridge leading to rear. **SHED** to remain. Side gates providing access to front.



The **FRONT** has a large in and out driveway providing off street parking for approximately four/five vehicles leading to garage.



TOTAL FLOOR AREA: 2131 sq ft. (197.9 sq.m.) approx.  
We have every effort been made to ensure the accuracy of the figures contained here. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. Dimensions of the building. This plan is for guidance purposes only and should be taken 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.