

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Osborne Avenue, Hockley, SS5 4UJ



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

Situated on the edge of the Betts Farm Development, within very close walking distance to excellent Hockley Primary School, local shops and mainline railway station, is this stunning extended four bedroom semi detached family home. Having been improved by the current owners to a very high specification throughout with a stunning open plan kitchen/family home, wrap around conservatory to rear, modern fitted ground floor shower room and first floor bathroom, landscaped rear garden, own driveway providing off street parking and attached garage.

Council Tax Band: D. EPC Rating: TBC.

An internal viewing is highly recommended. Our Ref: 12462.

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

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Accommodation comprises:

Entrance via composite glazed entrance door to entrance hall.

### ENTRANCE HALL

Stairs to first floor accommodation. Tiled flooring with individual zone under floor heating. Coving to plastered ceiling with inset spotlighting.



### GROUND FLOOR SHOWER ROOM

Obscure double glazed window to front aspect. A three piece suite comprising double walk in shower cubicle with thermostatic shower and feature tiled wall with inset shelving, wall mounted wash hand basin with chrome mixer tap and vanity drawer storage below and back to wall wc. Chrome heated towel radiator. Tiled walls. Tiled flooring with individual zone under floor heating. Plastered ceiling with inset LED spotlighting.



### LOUNGE 20' 4" x 11' 8" (6.2m x 3.56m)

French doors providing access to conservatory. Feature fireplace with inset fire. Radiator. Coving to ceiling.



### STUNNING KITCHEN/FAMILY ROOM (RECENTLY FITTED) 22' 4" x 13' 5" (6.81m x 4.09m)

Double glazed window to front aspect. A comprehensive range of modern high gloss base and eye level units incorporating quartz work surface with inset sink drainer unit with chrome hot tap. Integrated eye level Bosch electric ovens with separate integrated microwave. Large induction hob with contemporary extractor above. Integrated dishwasher and washing machine. Separate cupboard housing tumble dryer. Island unit with quartz work surface incorporating breakfast bar with integrated cupboards below. Integrated wine cooler. Custom housing with storage surrounding with space for freestanding American style fridge freezer. Under stairs storage cupboard. Tiled flooring with individual zone under floor heating. Coving to plastered ceiling with inset LED spotlighting. Opening through to conservatory.





**CONSERVATORY 27' 2" x 13' (8.28m x 3.96m)**

Double glazed windows to all rear aspect. Double glazed French doors providing access to rear garden. French doors providing return access to lounge. Glass vaulted ceiling with inset lighting. Tiled flooring with individual zone under floor heating.



**FIRST FLOOR LANDING**

Double glazed window to rear aspect. Access to loft. Airing cupboard.



**BEDROOM ONE 14' 2" x 11' 8" (4.32m x 3.56m)**

Double glazed window to front aspect. Radiator.



**BEDROOM TWO 12' 3" x 9' 6" (3.73m x 2.9m)**

Double glazed window to front aspect. Radiator.



### BEDROOM THREE 9' 5" x 8' 7" (2.87m x 2.62m)

Double glazed window to rear aspect. Radiator. Built in storage cupboard.



### BEDROOM FOUR 8' 8" max x 7' 8" max (2.64m x 2.34m)

Double glazed window to front aspect. Radiator. Over stairs storage area.

### LUXURY BATHROOM (RECENTLY FITTED)

Obscure double glazed window to side aspect. A three piece suite comprising panelled bath with wall mounted mixer taps and pullout chrome shower attachment and tiled surround, inset wash hand basin with chrome mixer tap, high gloss vanity storage below and tiled splash back and back to wall wc. Heated towel radiator. Coving to plastered ceiling with inset LED spotlighting.

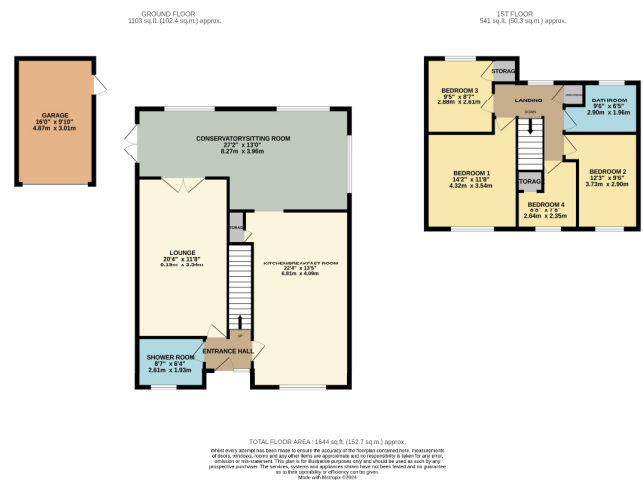


### EXTERIOR.

A **LOW MAINTENANCE REAR GARDEN** commencing with paved patio area leading to garden. Artificial lawn. Low brick walling to all boundaries with inset lighting. Fencing to all boundaries. Door to **DETACHED GARAGE** with electric roller up and over door. Power and lighting. Gate providing access to front.



The **FRONT** has own driveway providing off street parking leading to garage. Lawn area with steps leading to front door.



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 show 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.