

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Oak Way, Hockley Park, Lower Road, Hockley SS5 5NE



Guide Price:  
£225,000 - £250,000

Situated on the popular Hockley Park is this two bedroom park home benefiting from being on a larger than average plot measuring 77ft x 30ft, south east facing garden with artificial grass, master bedroom with dressing room, large lounge, kitchen with separate utility room and breakfast room.

Council Tax: Exempt. EPC Rating: N/A.  
Our Ref 19556

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

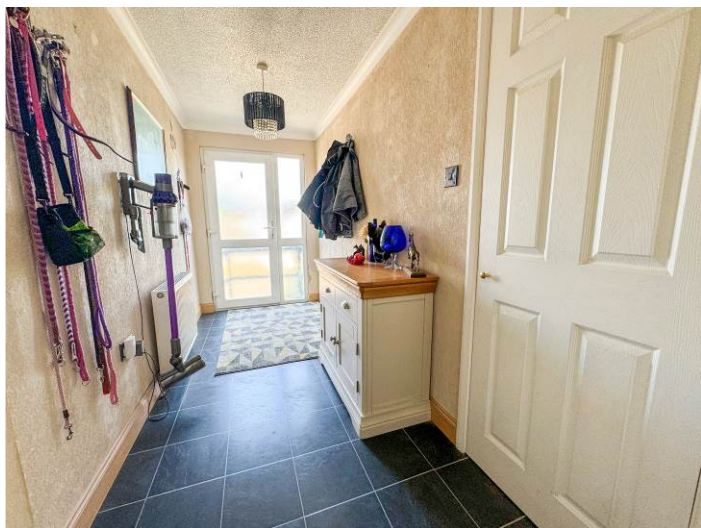
[sales@wdhockley.com](mailto:sales@wdhockley.com) | [sales@wdbenfleet.com](mailto:sales@wdbenfleet.com) | [lettings@wdlets.com](mailto:lettings@wdlets.com)  
01702 200666 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)



Entrance via double glazed entrance door to

### ENTRANCE HALL

Storage cupboard. Laminate slate tile effect flooring. Coving to ceiling. Radiator.



### LOUNGE 22' 1" x 11' (6.73m x 3.35m)

Double glazed window to the side aspect. Two double glazed windows to the front aspect. Laminate slate tile effect flooring. Coving to ceiling. Radiator.



### KITCHEN 14' 4" x 8' 3" (4.37m x 2.51m)

Double glazed window to the side aspect. Double glazed door providing access to the rear. Range of modern high gloss base and eye level units. High gloss granite effect roll edge work surfaces. Integrated gas oven. Inset gas hob with extractor chimney over. High gloss black brick style tiled splash backs. Space for dish washer. Laminate slate tile effect flooring. Coving to ceiling.



### UTILITY ROOM 8' 3" x 6' 7" (2.51m x 2.01m)

Double glazed window to the rear aspect. Storage cupboard. Boiler. Space for appliances. Laminate slate tile effect flooring. Coving to ceiling. Door to



**BREAKFAST ROOM 6' 5" x 6' 4" (1.96m x 1.93m)**

Double glazed window to the rear aspect. Laminate slate tile effect flooring. Coving to ceiling. Radiator. Open through to



**DRESSING ROOM 5' 5" x 4' 4" (1.65m x 1.32m)**

**BEDROOM TWO 10' 2" x 9' 9" (3.1m x 2.97m)**

Double glazed window to the rear aspect. Built-in wardrobe. Laminate slate tile effect flooring. Coving to ceiling. Radiator.



**BEDROOM ONE 16' 10" x 9' 6" (5.13m x 2.9m)**

Double glazed window to the front aspect. Laminate slate tile effect flooring. Coving to ceiling. Radiator.



**SHOWER ROOM 6' 7" x 6' 5" (2.01m x 1.96m)**

Obscure double glazed window to the rear aspect. WC with low level cistern. Pedestal wash hand basin. Shower enclosure. Laminate slate tile effect flooring. Tiled walls. Radiator.



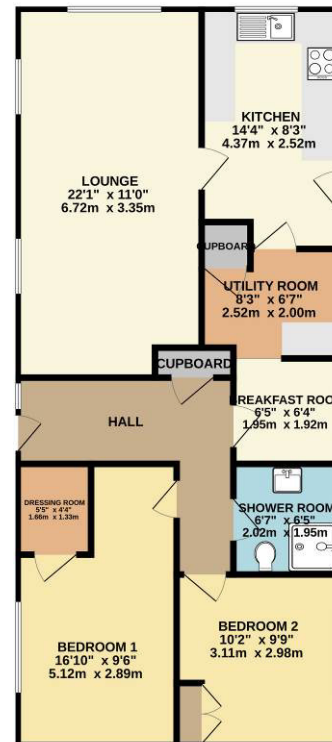
## EXTERIOR

The **SOUTH EAST FACING REAR GARDEN** commences with steps down to paved patio area providing ample seating space. Artificial lawn. Fencing to all boundaries. Side gates providing access to the front.



The **FRONT** is shingled with mature shrubs. Own driveway providing off-street parking for one vehicle.

GROUND FLOOR  
848 sq.ft. (78.7 sq.m.) approx.



TOTAL FLOOR AREA : 848 sq.ft. (78.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Memorex ©2024

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.