

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Branksome Avenue, Hockley, SS5 5PF



£600,000

Situated in a popular location, within close walking distance of Plumberow Primary Academy as well as Greensward Sixth Form Academy, local shops and mainline railway station with links to London Liverpool Street, is this stunning four bedroom detached family home benefiting from having versatile, modern open plan living accommodation, secluded rear garden, own driveway providing off-street parking and integral garage.

Viewing advised.

Council Tax Band: E. EPC Rating: D.

Our Ref 18115

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 double glazed entrance door to

ENTRANCE HALL

Stairs to first floor accommodation. Wood effect flooring. Coving to plastered ceiling. Radiator.



GROUND FLOOR CLOAKROOM/WC

Obscure double glazed window to the side aspect. WC with low level cistern. Wall mounted wash hand basin with tiled splash back. Tiled floor. Part panelled walls. Coving to plastered ceiling. Radiator.



KITCHEN/BREAKFAST ROOM 18' 11" x 9' 11" (5.77m x 3.02m)

Double glazed bay window to the front aspect. Double glazed door providing access to the side. Comprehensive range of modern high gloss base and eye level units. Wood effect roll edge work surfaces. Integrated eye level electric oven. Separate electric hob with extractor above. Integrated appliances. Under stairs Pantry cupboard with automatic lighting and fitted shelving. Space for free standing American style fridge/freezer. Wood effect flooring. Plastered ceiling. Inset spot lighting. Radiator.



LOUNGE 19' 8" x 12' 10" (5.99m x 3.91m)

Feature fireplace with inset fire. Herringbone wood effect Kardean flooring. Coving to plastered ceiling. Radiators. Air conditioning unit. Open plan through to Conservatory and Dining Room.



CONSERVATORY 10' 2" x 10' 2" (3.1m x 3.1m)

Double glazed windows. Double glazed French doors providing access to rear garden. Herringbone wood effect Kardean flooring. Contemporary radiator.



DINING ROOM 13' 3" x 10' 10" (4.04m x 3.3m)

Double glazed window to the rear aspect. Double glazed door providing access to side. Herringbone wood effect Kardean flooring. Coving to plastered ceiling. Radiator. Open plan through to



FIRST FLOOR ACCOMMODATION

SPACIOUS LANDING

Double glazed window to the side aspect.



BEDROOM TWO 11' 2" x 10' 10" (3.4m x 3.3m)

Double glazed window to the front aspect. Feature wood Acoustic head-boarding. Coving to plastered ceiling. Radiator.



BEDROOM ONE 12' 9" x 10' 10" (3.89m x 3.3m)

Double glazed window to the rear aspect. Coving to plastered ceiling. Radiator.



BEDROOM THREE 11' 2" x 8' 10" (3.4m x 2.69m)

Double glazed window to the front aspect. Fitted storage cupboard. Coving to plastered ceiling. Radiator.



BEDROOM FOUR 10' 3" x 8' 10" (3.12m x 2.69m)

Double glazed window to the rear aspect. Coving to plastered ceiling. Radiator.



LUXURY FAMILY BATHROOM

Obscure double glazed window to the side aspect. WC with low level cistern. Wall mounted wash hand basin with chrome mixer tap. Bath with central wall mounted chrome mixer tap and Herringbone brick tile surround. Fully tiled shower cubicle with thermostatic shower. Tiled floor. Partly Herringbone brick tiled walls. Plastered ceiling. Heated towel radiator.



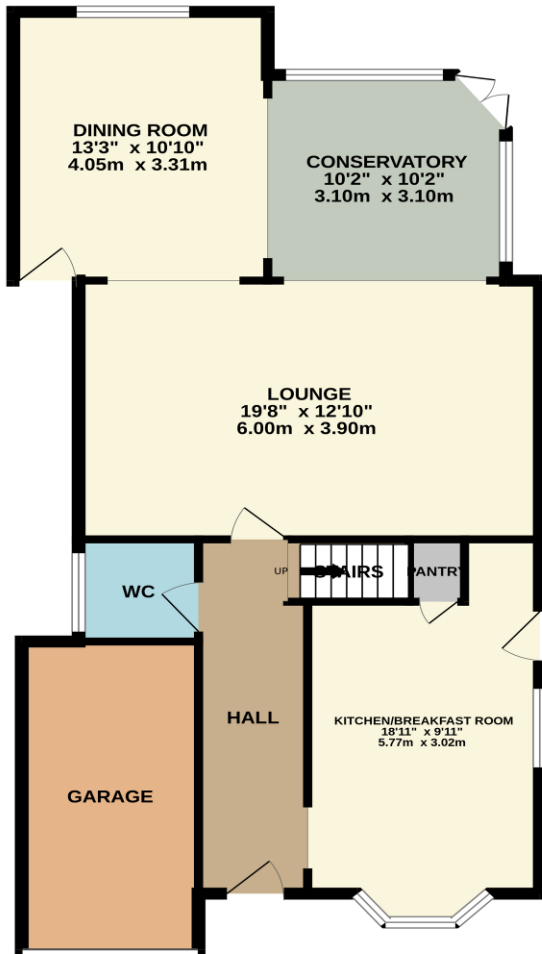
EXTERIOR

The **REAR GARDEN** commences with recently laid patio with spacious, wider than average, side access, with gate, to the front. Laid lawn. Selection of mature flowers and shrubs to borders.

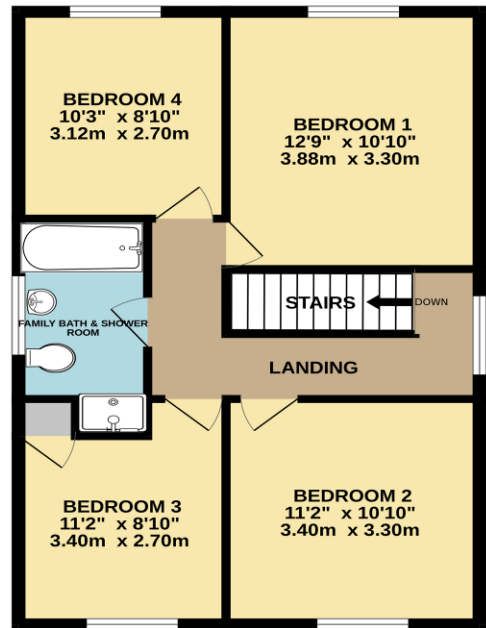


The **FRONT** has large block paved driveway providing off-street parking for several vehicles which in turn leads to **INTEGRAL GARAGE** with Up & Over door, power and lighting.

GROUND FLOOR
899 sq.ft. (83.5 sq.m.) approx.



1ST FLOOR
597 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 1495 sq.ft. (138.9 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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