

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Christmas Tree Crescent, Hawkwell, SS5 4FN



£800,000

Situated in the highly sought after Christmas Tree Crescent area of Hockley is this immaculate four bedroom detached family home with spacious lounge, study, spacious modern kitchen/diner, south west facing secluded rear garden, detached garage and off street parking for three vehicles secured behind electric gates. Close to Clements Hall Leisure Centre being the 'only' 25 Christmas Tree Crescent in the whole country!

Council Tax Band: G. EPC Rating: B.

Viewing highly recommended. Our Ref: 19748.

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

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Accommodation comprises:

Entrance via composite entrance door to entrance hall.

### ENTRANCE HALL

Two storage cupboards. Porcelain Marshall & Ball tiled flooring. Radiator. Plastered ceiling. Curved stair case leading to first floor accommodation. Doors to lounge, study, ground floor cloakroom and pocket sliding doors to kitchen/diner.



### LOUNGE 16' 3" x 14' 2" (4.95m x 4.32m)

uPVC double glazed bay window with wooden shutters to side aspect. uPVC double glazed window with shutters to rear aspect. Double glazed bi fold doors providing access to rear garden. Radiator. Plastered ceiling.





### KITCHEN/DINER 21' 6" x 12' (6.55m x 3.66m)

uPVC double glazed bay window with wooden shutters to front aspect. uPVC double glazed window with wooden shutters to rear aspect. uPVC double glazed door to utility room. A range of high quality Moylands base and eye level units incorporating Silestone work surface with inset sink drainer unit with hot tap. Matching integrated display cabinet with Silestone work surface and units below. NEFF double oven. Integrated hob. Integrated full height Miele fridge. Integrated full height Miele freezer. Integrated Bosch dishwasher. Continuation of porcelain Marshall Ball tiled flooring. Tiled splash backs. Island/breakfast bar with integrated drinks cooler. Plastered ceiling with downlights.



### UTILITY ROOM 7' 2" x 6' 7" (2.18m x 2.01m)

uPVC double door providing access to rear garden. A range of base and eye level units incorporating Silestone work surface. Continuation of porcelain Marshall & Ball flooring. Space for washing machine and tumble dryer. Plastered ceiling. Tiled splash backs.





**STUDY 8' 10" x 7' 9" (2.69m x 2.36m)**

uPVC double glazed window with wooden shutters to front aspect. Eye level units. Radiator. Wood effect laminate flooring. Plastered ceiling.



**FIRST FLOOR LANDING**

uPVC double glazed with wooden shutters to side aspect. Airing cupboard. Storage cupboard. Access to loft via ladder.



**GROUND FLOOR CLOAKROOM**

A two piece suite comprising inset wash hand basin with vanity storage below and close coupled wc. Half tiled walls with matching tiled flooring. Radiator.





**BEDROOM ONE 16' 3" x 11' 10" (4.95m x 3.61m)**

uPVC double glazed windows with wooden shutters to both sides. Fitted wardrobe. Radiator. Plastered ceiling. Door to en suite.



**BEDROOM TWO 11' 1" x 9' 10" (3.38m x 3m)**

uPVC double glazed window with wooden shutter to rear aspect. Fitted wardrobes. Radiator. Panelled wall. Plastered ceiling.



**EN SUITE SHOWER ROOM**

uPVC double glazed window with wooden shutter to side aspect. A three piece suite comprising shower, wash hand basin with vanity storage below and close couple wc. Tiled walls. Tiled flooring. Plastered ceiling with downlights.



**BEDROOM THREE 13' 3" x 9' 1" (4.04m x 2.77m)**

uPVC double glazed window with wooden shutter to front aspect. Fitted wardrobes. Radiator. Plastered ceiling. Wood effect laminate flooring.





#### BEDROOM FOUR 10' 5" x 7' 9" (3.18m x 2.36m)

uPVC double glazed window with wooden shutter to front aspect. Fitted wardrobes. Radiator. Plastered ceiling with downlights.



#### BATHROOM

uPVC double glazed window with shutter to rear aspect. A four piece suite comprising panelled bath, shower, floating sink unit with vanity storage below and close coupled wc. Plastered ceiling with downlights. Tiled walls. Tiled flooring. Towel rail radiator.



#### EXTERIOR.

The REAR GARDEN is south west facing measuring approximately 40ft (12.19m) commencing with patio area leading to artificial lawn. Shrubs to borders. Exterior tap. Gate to one side leading to garage and driveway. Gate to other side leading to front. DOUBLE LENGTH GARAGE with electric roller door.







The **FRONT** has wrought iron fencing incorporating security gate. Block paved driveway providing off street parking for three vehicles. Paving to the front of the property.



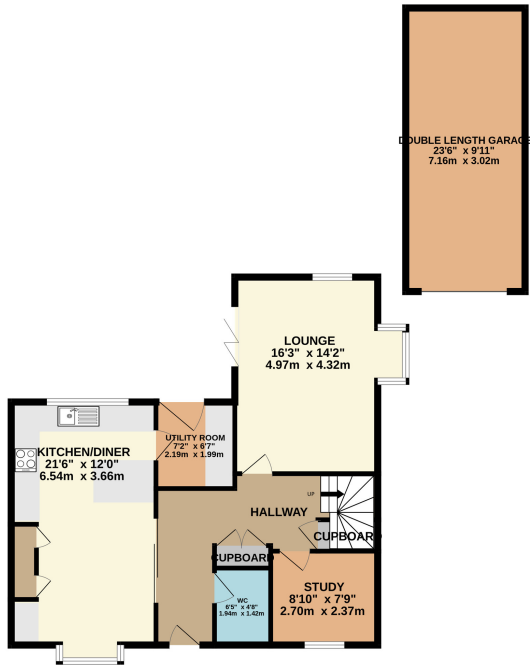
**Agents Note:**

*The vendors advise that property has the following features:  
Currently a Private Road with a yearly maintenance charge of approximately £350 per annum.  
Solar panels (for property's use only, not sold to the electric board).  
CCTV with night vision.  
Security alarm system.  
Super speed broadband.  
The suites in the bathroom and en suite are Geverett frames (upgraded bathroom on original build).*

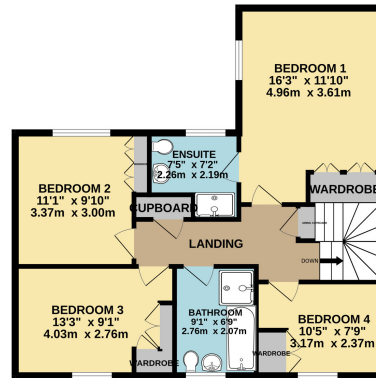




GROUND FLOOR  
984 sq.ft. (91.4 sq.m.) approx.



1ST FLOOR  
735 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA: 1719 sq.ft. (159.7 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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