

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Buckingham Road, Hockley, SS5 4UE



Guide Price:
£600,000 - £650,000

Situated on the popular Betts Farm Development is this four bedroom detached house with gated entrance, detached garage and off street parking for four vehicles. With large lounge, two additional reception rooms, modern kitchen and an east facing rear garden.

Close to local shops, amenities and mainline railway station.

Council Tax Band: E. EPC Rating: TBC.

Viewing advised. Our Ref: 19880.

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

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com



Accommodation comprises:

Entrance via entrance door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation. Tiled flooring. Doors to lounge, dining room, study and wc.

LOUNGE 16' 11" x 11' 9" (5.16m x 3.58m)

uPVC double glazed door to rear aspect. Gas fireplace with surround. Radiators. Amtico wood flooring. Coving to ceiling.



DINING ROOM 13' 2" x 12' 1" (4.01m x 3.68m)

uPVC double glazed window to front aspect. Radiator. Continuation of Amtico flooring. Coving to ceiling. Open into kitchen.



KITCHEN 15' 8" x 8' 11" (4.78m x 2.72m)

uPVC double glazed window to rear aspect. uPVC double glazed door to rear aspect. A range of base and eye level units incorporating granite work surface with composite sink with mixer tap. Granite splash backs. Karndean flooring. NEFF double oven with hide and slide door. NEFF induction hob with glass splash back. Extractor fan. Integrated dishwasher. Integrated washing machine. Space for fridge freezer. Wall mounted combi boiler (about ten years old and serviced yearly). Storage cupboard. Plastered ceiling with downlights.



STUDY 7' 9" x 7' 1" (2.36m x 2.16m)

uPVC double glazed window to front aspect. Radiator. Amtico flooring. Coving to ceiling.



GROUND FLOOR WC

Obscure double glazed window to side aspect. A two piece suite comprising wash hand basin with vanity storage below and close coupled wc. Radiator. Tiled flooring.

FIRST FLOOR LANDING

BEDROOM ONE 16' 7" x 11' 9" (5.05m x 3.58m)

uPVC double glazed window to front aspect. Built in wardrobes. Archway to hallway with uPVC double glazed window to front aspect. Leading to en suite.



BEDROOM TWO 12' 1" x 10' 3" (3.68m x 3.12m)

uPVC double glazed window to front aspect. Radiator. Coving to ceiling.



BEDROOM THREE 9' x 8' 8" (2.74m x 2.64m)

UPVC double glazed window to rear aspect. Radiator.



EN SUITE

uPVC double glazed window to front aspect. A three piece suite comprising shower unit, sink with vanity unit and close coupled wc. White towel radiator. Porcelain tiled walls. Amtico flooring with under floor heating.



BEDROOM FOUR 9' 2" x 8' 4" (2.79m x 2.54m)

uPVC double glazed window to front aspect. Cupboard over stairs. Radiator.



BATHROOM 10' 3" x 6' 5" (3.12m x 1.96m)

Obscure uPVC double glazed window to rear aspect. A three piece suite comprising panelled bath, sink with vanity unit and close coupled wc. Towel rail radiator. Tiled walls. Wood effect vinyl flooring. Plastered ceiling with downlights.



EXTERIOR.

The **EAST FACING REAR GARDEN** measuring approximately 40ft (12.19m) commencing with patio area. Laid to lawn. Further patio area to rear. Raised shrubbery at sides. Shed to remain. Exterior tap. Exterior electrics. Side access on both sides with gates to front.



The **FRONT** has a gated entrance with block paving providing off street parking for four vehicles. Shrub borders. Water feature. **DETACHED GARAGE** with up and over door, power and lighting, RCD board, rafters providing boarded storage.



Agents Note:

The vendors have advised that:
there is a Fuse Board in both the house and garage;
the Loft is part boarded with power and lighting, and is accessed from Bedroom 2;
the property has a hard-wired Alarm

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.