

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Aldermans Hill, Hockley, SS5 4RP



Guide Price:
£500,000 - £525,000

Situated in the centre of Hockley with a rear garden measuring approximately 140ft deep is this substantial character three double bedroom semi detached family home with own driveway providing off street parking for up to seven vehicles. Offering spacious versatile accommodation with open plan kitchen/breakfast room, large lounge and recently fitted modern bathroom. Offering potential for extension to ground and first floors, subject to the usual planning consents. No onward chain. Viewing highly recommended.

Council Tax Band: D. EPC Rating: E. Our Ref: 12662.

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 uPVC glazed entrance door to entrance hall.

SPACIOUS ENTRANCE HALL

Stairs to first floor accommodation with under stairs storage cupboard. Picture rail. Radiator. Plastered ceiling. Wood effect flooring.



LOUNGE 16' 11" x 12' 5" (5.16m x 3.78m)

Double glazed bay window to front aspect. Original fireplace with inset log burner. Radiator. Picture rail. Textured ceiling. Wood effect flooring. French doors providing access to sitting room.



SITTING ROOM 12' 5" x 8' 9" (3.78m x 2.67m)

Radiator. Tiled flooring. Plastered ceiling with inset LED spotlighting. Open plan through to kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM 19' 6" x 8' 9" (5.94m x 2.67m)

Double glazed window to rear aspect. Double glazed French doors providing access to rear garden. A range of base and eye level units incorporating roll top work surface with inset stainless steel sink drainer unit. Tiled splash back. Space and plumbing for appliances. Integrated electric oven. Gas hob with stainless steel extractor chimney above. Radiator. Tiled flooring. Plastered ceiling with inset LED spotlighting. Door to conservatory. Open plan to utility room/kitchen area.





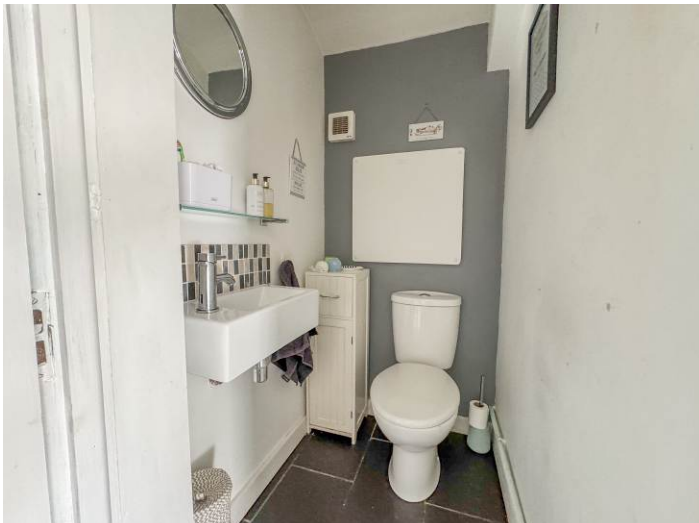
UTILITY ROOM/KITCHEN AREA

Tiled flooring. Plastered ceiling. Base level units. Space for freestanding American style fridge freezer. Under stairs storage cupboard. Door to ground floor wc.



GROUND FLOOR WC

A two piece suite comprising wall mounted wash hand basin and close coupled wc. Tiled splash backs. Tiled flooring. Plastered ceiling.



CONSERVATORY 14' 4" x 8' 11" (4.37m x 2.72m)

Double glazed patio doors providing access to rear garden. Storage cupboard housing boiler.

FIRST FLOOR LANDING

Obscure double glazed window to side aspect. Picture rail. Plastered ceiling. Access to loft.

BEDROOM ONE 16' 11" into bay x 11' 4" (5.16m x 3.45m)

Double glazed bay window to front aspect. Radiator. Plastered ceiling.



BEDROOM TWO 12' x 11' 4" (3.66m x 3.45m)

Double glazed window to rear aspect. Built in storage. Radiator. Plastered ceiling.



BEDROOM THREE 8' 9" x 8' 3" (2.67m x 2.51m)

Double glazed window to front aspect. Radiator. Plastered ceiling.



FAMILY BATHROOM

Obscure double glazed window to rear aspect. A four piece suite comprising and panelled bath with chrome mixer taps and shower attachment, tiled corner shower cubicle with thermostatic shower, inset wash hand basin with vanity storage below and close coupled wc. Heated towel radiator. Tiled walls. Wood effect flooring. Plastered ceiling.



EXTERIOR.

A **STUNNING REAR GARDEN** measuring approximately 140ft (42.67m) deep commencing with decked patio area leading to garden. Laid to lawn. A selection of mature flowers, shrubs and trees. Gate providing access to front.



The **FRONT** has a large driveway providing off street parking for up to seven vehicles leading to **GARAGE** with up and over door. Power and lighting.

Agents Note:

The property offers potential for extension to ground and first floors, subject to the usual planning consents.

