

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Caernarvon Close, Hockley, SS5 4XH



Guide Price £400,000 - £425,000

Situated on the popular Betts Farm development is this three bedroom semi-detached family home, benefiting from having large lounge and conservatory, south west facing rear garden, own driveway providing off-street parking and double garage. Walking distance to local schools, shops, mainline railway station to London Liverpool Street and Hockley Woods.

Council Tax Band: C. EPC Rating: C.  
Ref 20405

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

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Entrance via double glazed entrance door to Entrance Porch.

#### ENTRANCE PORCH

Laminate wood effect flooring. Door to Lounge.

#### LOUNGE 19' 7" x 12' 7" (5.97m x 3.84m)

Double glazed bay window to the front aspect. Stairs, with recently replaced banister, to first floor accommodation. Feature fireplace with new inset fire. Laminate wood effect flooring. Coving to plastered ceiling. Radiator. Door to Kitchen. Open through to Utility Room.



#### KITCHEN 12' 7" x 8' 2" (3.84m x 2.49m)

Double glazed window to the rear/Conservatory. Double glazed door providing access to Conservatory. Range of modern base and low level units. Roll edge work surfaces. Inset stainless steel sink drainer unit with mixer and spray tap. Integrated eye level NEFF double oven. Integrated NEFF gas hob with extractor above. Space for dishwasher. New integrated fridge/freezer. Tiled floor. Plastered ceiling. Inset spot lights. Door to Study.



#### STUDY 8' 2" x 7' (2.49m x 2.13m)

Double glazed door providing access to Conservatory. Built-in office furniture. Laminate wood effect flooring. Coving to plastered ceiling. Inset spot lights.



#### CONSERVATORY 16' 5" x 10' 4" (5m x 3.15m)

Double glazed windows. Velux windows. Double glazed French doors providing access to rear garden. Tiled floor. Plastered ceiling. Inset spot lights.



### UTILITY ROOM 7' x 6' 8" (2.13m x 2.03m)

Eye level units. Roll edge work surface. Storage cupboard housing new (2025) combi boiler. Space for washing machine. Laminate wood effect flooring. Coving to plastered ceiling. Door to Bedroom Three/Snug. Door to Cloakroom/WC.



### CLOAKROOM/WC

WC with low level cistern. Inset wash hand basin with vanity storage below. Laminate wood effect flooring. Plastered ceiling.

### BEDROOM THREE/SNUG 9' 8" x 7' (2.95m x 2.13m)

Double glazed window to the front aspect. Laminate wood effect flooring. Coving to plastered ceiling. Radiator.



## FIRST FLOOR ACCOMMODATION

### LANDING

Access to fully boarded loft with light and loft ladder. Doors to rooms.

### BEDROOM ONE 12' 7" x 10' 10" (3.84m x 3.3m)

Double glazed window to the front aspect. Built-in bedroom furniture. Laminate wood effect flooring. Coving to plastered ceiling. Air conditioning unit. Radiator.



### BEDROOM TWO 12' 7" x 8' 2" (3.84m x 2.49m)

Double glazed window to the rear aspect. Laminate wood effect flooring. Coving to plastered ceiling. Radiator.



## SHOWER ROOM

Obscure double glazed window to the side aspect. WC with concealed cistern. Inset wash hand basin with vanity storage below. Fully tiled shower enclosure. Tiled floor. Part tiled walls. Coving to plastered ceiling. Inset spot lights. Chrome towel radiator.



## EXTERIOR

The **LOW MAINTENANCE SOUTH WEST FACING REAR GARDEN** measures approximately 30' (9.14m) is fully paved with new **SHED** to remain. New fencing to all boundaries. New side gate providing access to the front.



The **FRONT** has shingle garden area with own driveway providing off-street parking for three/four vehicles leading to **DOUBLE GARAGE** with twin Up & Over doors, one garage has been **converted to WORKSHOP** with eye level units, shelving, power and light, double glazed window to the side and personal side door.



## Agents Note:

The vendors have advised the Fuse Board was replaced recently as has the Boiler and all flooring is new



TOTAL FLOOR AREA: 1270 sq.ft. (118.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, stairs 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Consumer Protection from Unfair Trading Regulations 2008.

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