

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Main Road, Hockley, SS5 4RF



Guide Price: £700,000

Situated in the heart of Hockley, with a generous frontage providing off street parking for several vehicles and a rear garden measuring in excess of 100ft, is this substantial detached family home. Offering versatile living accommodation with three reception rooms to ground floor, five double bedrooms with en suite to bedroom one. Within walking distance to local schools, shops and mainline railway station.
NO ONWARD CHAIN. Viewing advised. Council Tax Band: F.
EPC Rating: TBC. Our Ref: 20294.

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Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance porch.

ENTRANCE PORCH

Tiled flooring. Glazed entrance door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation. Radiator.



GROUND FLOOR WC

Obscure double glazed window to front aspect. A two piece suite comprising inset sink with vanity storage below and low level wc. Radiator.



L-SHAPED LOUNGE/DINER 26' max x 18' 6" max (7.92m x 5.64m)

Double glazed window to front and rear aspects. Double glazed door providing access to rear garden. Feature brick built fireplace with inset fire. Radiators. Textured ceiling. Door to kitchen.





STUDY 12' 7" x 8' 11" (3.84m x 2.72m)

Double glazed window to rear aspect. Radiator.



KITCHEN 15' 7" x 7' 8" (4.75m x 2.34m)

Double glazed window to rear aspect. Radiator. A range of base and eye level units incorporating roll edge work surface with inset sink with chrome mixer tap. Space and plumbing for appliances. Breakfast bar. Full height under stairs storage cupboard. Tiled effect flooring. Textured ceiling. Open plan LOBBY AREA with door to side providing access to rear garden. Door to study.



FIRST FLOOR GALLERIED LANDING

Airing cupboard.



BEDROOM ONE 14' 4" x 11' 5" (4.37m x 3.48m)

Double glazed window to front aspect. Radiator. Door to en suite.



EN SUITE

A three piece suite comprising tiled shower cubicle, inset wash hand basin with vanity storage below and low level wc. Tiled walls. Radiator.



BEDROOM TWO 15' 11" x 12' (4.85m x 3.66m)

Double glazed window to front aspect. Built in storage cupboards. Radiator.



BEDROOM THREE 15' 11" x 11' 6" (4.85m x 3.51m)

Double glazed windows to rear aspect. Built in storage cupboards. Radiator.



BEDROOM FOUR 12' 7" x 7' 8" (3.84m x 2.34m)

Double glazed window to rear aspect. Radiator.



BEDROOM FIVE 12' 1" x 8' 11" (3.68m x 2.72m)

Double glazed window to side aspect. Built in storage cupboards. Radiator.



BATHROOM

Obscure double glazed window to rear aspect. A three piece suite comprising panelled bath with shower attachment, pedestal wash hand basin and close coupled wc. Heated towel radiator. Tiled walls.



EXTERIOR.

The **REAR GARDEN** measures in excess of 100ft (30.48m) commencing with a large sweeping patio area leading to garden. Beautifully laid to lawn with a selection of flower and shrub borders. **SUMMERHOUSE** to remain. Paved pathway to rear of garden leading to further patio area. Door to garage. Gate providing access to front from both sides.

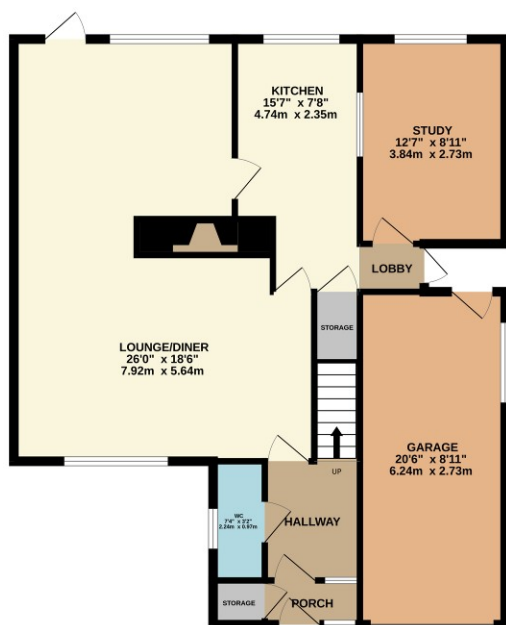


The **FRONT** has a block paved driveway providing off street parking for several vehicles leading to garage. Small lawn area and shrub borders.

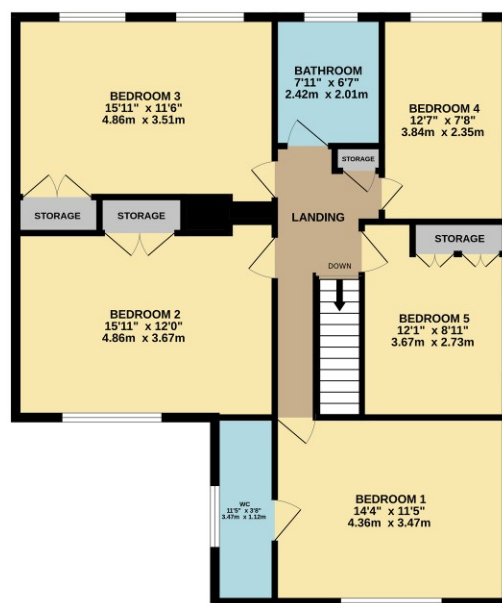
INTEGRAL GARAGE 20' 6" x 8' 11" (6.25m x 2.72m) with up and over door.



GROUND FLOOR
937 sq.ft. (87.1 sq.m.) approx.



1ST FLOOR
943 sq.ft. (87.7 sq.m.) approx.



TOTAL FLOOR AREA : 1881 sq.ft. (174.7 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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