

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Woodlands Close, Hockley, SS5 4PN



£525,000

Situated a sought after location, just off Woodlands Road and within a private cul de sac, is this two double bedroom detached bungalow, spacious lounge, kitchen/breakfast room, en suite to bedroom one, secluded rear garden, own driveway and integral garage. Within very close walking distance to Hockley Woods, local shops, amenities and mainline railway station. NO ONWARD CHAIN. Viewing advised.
Council Tax Band: E. EPC Rating: TBC.

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 hardwood glazed entrance door to entrance porch.

ENTRANCE PORCH

Glazed entrance door to entrance hall.

SPACIOUS ENTRANCE HALL

Solid oak doors to all rooms. Door to garage. Airing cupboard. Radiator. Coving to textured ceiling with access to loft.



BEDROOM ONE 12' 6" x 11' 9" (3.81m x 3.58m)

Double glazed bay window to front aspect. Fitted bedroom furniture. Radiator. Coving to ceiling. Door to en suite.



EN SUITE

Obscure double glazed window to side aspect. A three piece suite comprising tiled shower cubicle with thermostatic shower, pedestal wash hand basin and close coupled wc. Radiator. Tiled walls.



BEDROOM TWO 12' 6" x 7' 7" (3.81m x 2.31m)

Double glazed window to side aspect. Fitted bedroom furniture. Radiator. Coving to ceiling.



BATHROOM

Obscure double glazed window to side aspect. A three piece suite comprising panelled bath with mixer taps and shower attachment, pedestal wash hand basin and close coupled wc. Tiled walls. Tiled flooring. Radiator. Coving to textured ceiling.



LOUNGE 16' 5" x 14' 1" (5m x 4.29m)

Double glazed French doors providing access to rear garden. Two obscure double glazed feature windows to side aspect. Feature fireplace with inset fire. Radiators. Coving to textured ceiling.



BREAKFAST ROOM/DINING ROOM 12' 6" x 7' 9" (3.81m x 2.36m)

Double glazed window to side aspect. Radiator. Coving to textured ceiling. Open plan through to kitchen.



KITCHEN 12' 6" x 11' 3" (3.81m x 3.43m)

Double glazed window to rear aspect. Double glazed door providing access to rear garden. A comprehensive range of base and eye level units incorporating roll top work surface with inset stainless steel sink drainer unit. Integrated eye level electric oven. Electric hob with extractor above. Integrated appliances. Tiled flooring. Coving to textured ceiling with inset spotlighting.



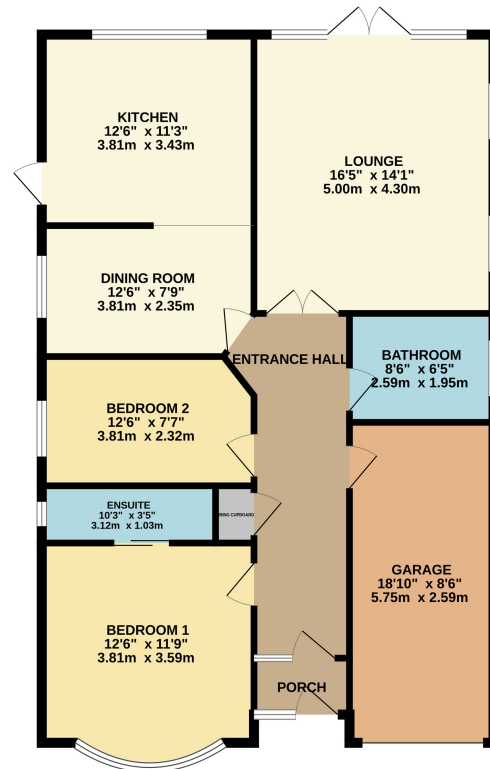
EXTERIOR.

The **SECLUDED REAR GARDEN** commencing with patio area leading to garden. Laid to lawn. A selection of flower and shrub borders. Fencing to boundaries. Further raised patio to rear of garden. Gates providing access to front from both sides.



The property is located within a private mews with block paved driveway providing off street parking for several vehicles leading to integral garage. **INTEGRAL GARAGE 18' 10" x 8' 6" (5.74m x 2.59m)** with up and over door. Power and lighting. Wall mounted boiler. Base level units. Space and plumbing for appliances.

GROUND FLOOR
1109 sq.ft. (103.0 sq.m.) approx.



TOTAL FLOOR AREA: 1109 sq.ft. (103.0 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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