

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Elizabeth Close, Hockley, SS5 4NQ



Guide Price:
£425,000 - £450,000

Situated in a popular cul de sac location within Hawkwell, within walking distance to local amenities, is this immaculate three bedroom semi detached family home. Offering modern open plan living accommodation to ground floor with a side extension incorporating utility room and ground floor cloakroom. Having a modern fitted bathroom to first floor with a well maintained rear garden measuring approx 40ft and own driveway providing off street parking. NO ONWARD CHAIN. Council Tax Band: D. 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 uPVC glazed patio doors providing access to entrance porch.

ENTRANCE PORCH

uPVC entrance door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation with under stairs storage cupboard. Contemporary vertical radiator with inset mirror. Wood effect flooring. Plastered ceiling.



GROUND FLOOR WC

Obscure double glazed window to side aspect. A two piece suite comprising pedestal wash hand basin with chrome mixer taps and close coupled wc. Radiator. Feature part panelled walls. Wood effect flooring. Plastered ceiling.



LOUNGE 17' 8" x 12' 1" (5.38m x 3.68m)

Double glazed window to front aspect. Feature fireplace with inset fire. Contemporary vertical radiators. Coving to textured ceiling. Open plan through to kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM 18' x 11' 4" (5.49m x 3.45m)

Two double glazed windows to rear aspect. Double glazed patio doors providing access to rear garden. A comprehensive range of modern high gloss base and eye level units incorporating solid wood work surface with a circular stainless steel sink drainer unit. Integrated dishwasher. Space for freestanding cooker with stainless steel extractor above. Feature brick tiled splash backs. Wood effect flooring. Plastered ceiling with inset LED spotlighting. Breakfast area providing a perfect space for dining table and chairs. Open plan to lounge. Door to utility room.



UTILITY ROOM 13' 3" x 5' 10" (4.04m x 1.78m)

Double glazed window to side aspect. Base and eye level units. Space and plumbing for appliances. Space for freestanding fridge freezer. Plastered ceiling with inset spotlighting. Wood effect flooring.



FIRST FLOOR LANDING

Double glazed window to side aspect. Large walk in storage cupboard.

BEDROOM ONE 12' 10" x 10' 7" (3.91m x 3.23m)

Double glazed window to front aspect. Fitted wardrobes to one wall with mirror fronted sliding doors. Radiator.



BEDROOM TWO 13' 3" x 10' 1" (4.04m x 3.07m)

Double glazed window to rear aspect. Radiator. Wood effect flooring.



BEDROOM THREE 8' x 7' 5" (2.44m x 2.26m)

Double glazed window to front aspect. Radiator.



BATHROOM

Obscure double glazed windows to rear aspect. A three piece suite comprising panelled bath with centralised chrome mixer tap and shower over with full height glass shower screen, table top wash hand basin with chrome mixer tap and vanity storage below and close coupled wc. Feature tiled flooring. Ceiling with inset spotlighting. Radiator.



EXTERIOR.

The REAR GARDEN measures approximately 40ft and commences with raised composite decked area providing a perfect outdoor seating space with steps down to garden. Partially block paved with further decking. The remainder is laid to lawn with mature flower and shrub borders. Door to WORK SHOP 8'10 x 7'5 with power and lighting.



The FRONT has own driveway providing off street parking. Lawn area.

