

## White Hart Lane, Hockley, SS5 4DQ



£ 700,000

Custom built to the owner's extremely high specification in 2013 is this modern four double bedroom detached family home situated in one of Hockley's most sought after locations.

Within very close walking distance to local shops, schools, main line railway station and Hockley Woods. With a host of impressive features including bespoke fitted kitchen and lounge both with 9'10" (3m) high ceilings and large aluminium bi-fold doors overlooking the approx 40ft by 90ft (2.19m x 27.43m) rear garden. Under-floor heating to ground floor with three separate zones and a master suite with dressing room and en suite.

NO ONWARD CHAIN. EPC Rating: B. Our Ref: 16062.

**Directions:** Proceeding from the Spa roundabout in the centre of Hockley, take the Main Road towards Hawkwell. White Hart Lane is the 2nd turning on the left hand side.



**Tel: 01702 200666** [www.williamsanddonovan.com](http://www.williamsanddonovan.com)

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU email: [hockleysales@williamsanddonovan.com](mailto:hockleysales@williamsanddonovan.com)

Company No. 4510230 VAT Registration No. 725 9879 75

Entrance via German Hormann entrance door to entrance hall. Hardwood doors.

### ENTRANCE HALL

Wood flooring with under floor heating. Plastered ceiling with inset spotlighting.



### GROUND FLOOR CLOAKROOM

A two piece suite comprising wash hand basin and low level wc. Tiled flooring. Plastered ceiling.

### SECONDARY ENTRANCE HALL

Wood flooring with under floor heating. Stairs to first floor accommodation.

### STUDY

12' 10" max x 7' 3" max (3.91m x 2.21m)

Double glazed window to front aspect.

### UTILITY ROOM

8' 7" x 7' 4" (2.62m x 2.24m)

Obscure double glazed window to side aspect. A range of modern white units to base level incorporating roll edge work surface with stainless steel sink drainer unit. Plumbing and space for washing machine and tumble dryer. Tiled flooring with under floor heating. Plastered ceiling.

### KITCHEN/DINING AREA WITH 9FT 10 INCH (3M) CEILING

19' 4" x 13' 4" (5.89m x 4.06m)

Double glazed windows to rear aspect. Double glazed full height aluminium bi-fold doors to rear aspect overlooking the garden. A bespoke contemporary minimalistic Emerson kitchen comprising units to base level and incorporating a large centre island with composite stone work surfaces with stainless steel sink unit and stone drainer. Concealed push button tower with three plug sockets and USB points. Integrated fridge freezer. Integrated dishwasher. Integrated NEFF double oven. Four ring electric NEFF hob. Plastered ceiling.



### **LOUNGE WITH 9FT 10 INCH (3M) CEILING 19' 2" x 16' 1" (5.84m x 4.9m)**

Double glazed full height aluminium bi-fold doors to rear aspect overlooking the garden. Hardwood flooring with under floor heating. TV point. To the rear of the lounge area there is a small separate STUDY AREA with desk and full height units with storage behind.





### FIRST FLOOR LANDING

Obscure double glazed window to side aspect. Coving to plastered ceiling. Access to loft. Storage cupboard.

### MASTER BEDROOM SUITE

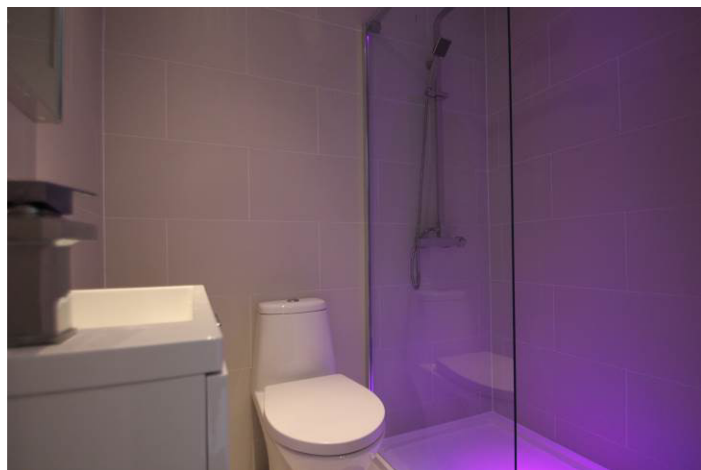
19' x 11' 6" (5.79m x 3.51m)

Double glazed window to rear aspect. Radiator. Coving to plastered ceiling. TV point. Door to dressing room.



### EN SUITE

A modern three piece white suite comprising double tray shower enclosure with mood lighting, fixed chrome shower head and adjustable shower head over, vanity wash hand basin and low level wc. Tiled flooring.



### BEDROOM TWO

15' 8" x 13' 1" (4.78m x 3.99m)

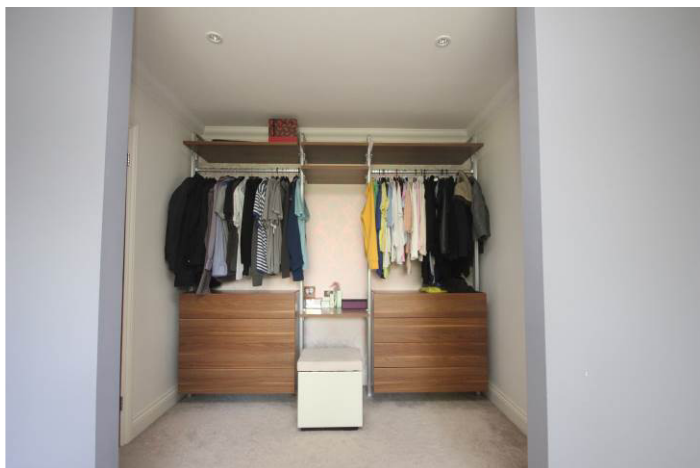
Double glazed window to rear aspect. Radiator. Coving to plastered ceiling. Fitted wardrobes.



### DRESSING ROOM

8' 8" x 6' (2.64m x 1.83m)

Fitted bedroom units to remain to include drawers, dressing table and hanging rails.



### BEDROOM THREE

13' 8" x 10' 10" (4.17m x 3.3m)

Double glazed window to rear aspect. Radiator. Coving to plastered ceiling. Fitted wardrobes.



### BEDROOM FOUR

10' 11" x 10' 6" (3.33m x 3.2m)

Two double glazed windows to front aspect. Radiator. Coving to plastered ceiling. Fitted wardrobe.



### FAMILY BATHROOM

Obscure double glazed window to side aspect. A luxury four piece white suite comprising panelled bath with centre taps, shower enclosure with mood lighting and adjustable and fixed shower head over, large vanity wash hand basin and Duravit low level wc. Chrome heated towel rail. Plastered ceiling.





## EXTERIOR.

The **REAR GARDEN** measures approximately 40ft by 90ft (12.19m x 27.43m) commencing with hardwood raised decking area with glass balustrades which in turn leads to large lawn area. A variety of plants, shrubs and trees. To the rear of the garden is an **OFFICE 10' x 10' (3.05m x 3.05m)** with power and lighting. Own decking area.

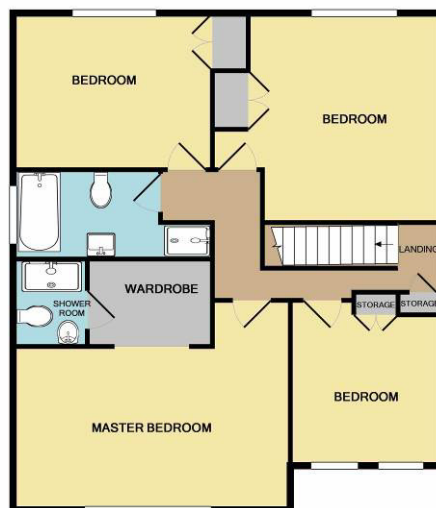


The **FRONT** has an in and out driveway providing off street parking for several vehicles leading to

**INTEGRAL GARAGE 16' 10" x 13' 1" (5.13m x 3.99m)** with German Hormann electric up and over door. Wall mounted boiler. Pressurised hot water cylinder.



GROUND FLOOR  
APPROX. FLOOR  
AREA 1270 SQ.FT.  
(118.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 964 SQ.FT.  
(89.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2234 SQ.FT. (207.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Made with Metropix ©2019

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.