

# Williams & Donovan

Sales · Lettings · New Homes

## 23 Harrogate Road, Hockley, SS5 5HT



Guide Price:  
£725,000 - £750,000

A spacious four double bedroom detached new build family home built by DDW Developments Ltd being close to shops, schools and mainline railway station. Benefiting from approx 2,200 square feet of accommodation with a spacious open plan kitchen/family/dining room measuring 29'2 x 22'11 and un-overlooked 90ft west facing garden.

Anticipated completion January/February 2021. Our Ref: 17150.

**Directions:** Proceeding from the centre of Hockley, at the Spa roundabout into Spa Road and continue along past the shops and under the railway bridge into Greensward Lane. Proceed along Greensward Lane past Greensward College and take the 4th turning on the left which is Harrogate Road.

**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



## GENERAL SPECIFICATION:

### BESPOKE FITTED KITCHEN:

Soft close cabinet doors and drawers.  
Quartz working surfaces with up stands.  
Inset five ring induction hob with extractor above.  
Integrated and branded appliances to include: dishwasher, fridge, separate freezer, integrated wine cooler and wall mounted microwave.

### UTILITY ROOM:

Plumbing and space for washing machine and tumble dryer.

## GROUND FLOOR CLOAKROOM

**BATHROOM** with bath with shower over, tiled floor and part tiled walls.

**TWO EN SUITES** with shower, tiled floors and part tiled walls.

## FOUR DOUBLE BEDROOMS

## KITCHEN/EN SUITES/BATHROOM/CLOAKROOM ALREADY ORDERED AND TO BE FITTED NOVEMBER 2020

### INTERNAL SPECIFICATION:

Double glazed windows.  
Double glazed bi fold aluminium doors with traffic door.  
Internal Oak veneer doors with brush chrome handles.  
Gas under floor heating to ground floor.  
Gas radiators to first floor.  
Hard wired smoke and monoxide alarm.  
Security alarm system.

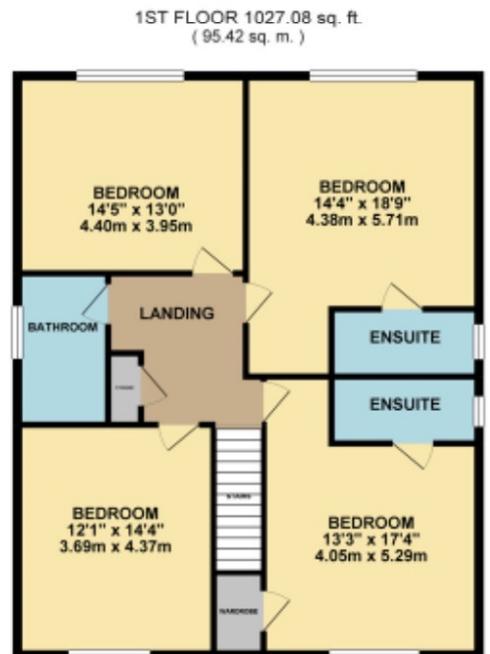
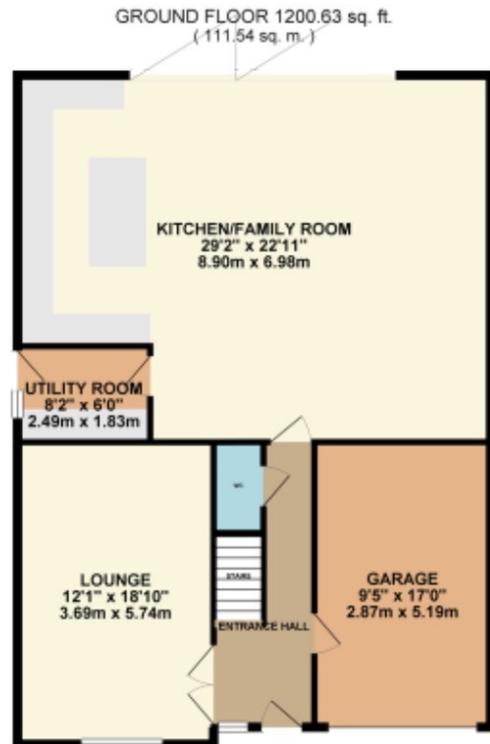
### EXTERIOR SPECIFICATION:

Monocouche render.  
Block paved driveway.  
90ft west facing rear garden.  
Integral garage with electric door.  
Paved to both sides.  
Indian sandstone patio to laid to lawn garden.  
Exterior lighting.  
Exterior tap.

Ten year new build "Build Zone" structural warranty.

Anticipated completion January/February 2021.

***In accordance with the Estate Agency Act 1979, Section 21, we confirm that the Directors of DDW Developments are also Directors of Williams & Donovan.***



TOTAL FLOOR AREA : 2227.71 sq. ft. ( 206.96 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.  
Made with Metropix ©2020

### 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.