

Squirrels, 22 Hillside Road, Hockley, SS5 4RT



Guide Price:
£625,000 - £650,000

Situated in one of Hockley's most prestigious locations is this well presented four bedroom detached family home with open plan living accommodation, en suite to bedroom one, secluded rear garden, integral double garage and sweeping driveway providing off street parking for several vehicles. Within very close walking distance to Hockley Woods and local amenities. VIEWING HIGHLY RECOMMENDED.
EPC Rating: D. Our Ref: 17221.



Directions: Proceeding from our office here in Hockley, take the B1013 towards Rayleigh, turn left into Bullwood Approach. Hillside Road can be found on the right hand side.

Tel: 01702 200666 www.williamsanddonovan.com
1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU email: hockleysales@williamsanddonovan.com

Company No. 4510230 VAT Registration No. 725 9879 75

Entrance via wooden entrance door to entrance hall.

ENTRANCE HALL

Wood flooring. Plastered ceiling. Radiator. Stairs to first floor accommodation with under stairs storage cupboard. Door to garage. French doors to open plan lounge.



GROUND FLOOR CLOAKROOM

Obscure double glazed window to side aspect. A two piece suite comprising inset wash hand basin with vanity storage below and low level wc with concealed cistern. Plastered ceiling. Part tiled walls. Wood flooring. Radiator.



KITCHEN 16' 10" x 11' 1" (5.13m x 3.38m)

Double glazed bay window to front aspect. A comprehensive range of modern base and eye level units incorporating Granite work surface with inset sink drainer unit. Space for freestanding Range Cooker with stainless splash back and extractor chimney above. Integrated microwave. Integrated dishwasher. Integrated tumble dryer. Integrated washing machine. Space for freestanding American style fridge freezer. Breakfast bar. Complementary Granite up stands. Plastered ceiling with inset spotlighting. Radiator. Tiled flooring. Open plan to dining room.



DINING ROOM 11' 1" x 10' 10" (3.38m x 3.3m)

Double glazed window to side aspect. Double glazed door to side aspect. Wood flooring. Plastered ceiling with inset spotlighting. Radiator.



CONSERVATORY 15' 10" x 12' 10" (4.83m x 3.91m)

Double glazed windows to all aspects. Double glazed French doors providing access to rear garden. Glass vaulted ceiling. Wood flooring. Radiator.

OPEN PLAN LOUNGE 25' 2" max x 20' 4" max (7.67m x 6.2m)

Double glazed patio doors providing access to rear garden. Feature fireplace with inset log burner and tiled hearth. Plastered ceiling with inset spotlighting. Radiator. Open plan to conservatory.



FIRST FLOOR LANDING

Double glazed window to side aspect. Airing cupboard.



BEDROOM ONE 14' 1" x 11' 4" (4.29m x 3.45m)

Double glazed bay window to front aspect. Fitted wardrobes to one wall. Radiator. Coving to plastered ceiling. Wood effect flooring. Door to en suite.



EN SUITE SHOWER ROOM

Obscure double glazed window to side aspect. A three piece suite comprising fully tiled shower cubicle with thermostatic shower, inset wash hand basin with vanity storage below and low level wc with concealed cistern. Tiled walls. Tiled flooring. Chrome heated towel radiator. Plastered ceiling.



BEDROOM TWO 13' x 11' 1" (3.96m x 3.38m)

Double glazed window to front aspect. Fitted wardrobes to one wall. Radiator. Coving to plastered ceiling. Wood effect flooring.



BEDROOM FOUR 11' 2" x 9' 4" (3.4m x 2.84m)

Double glazed window to rear aspect. Fitted wardrobe. Radiator. Coving to plastered ceiling. Wood effect flooring.



BEDROOM THREE 10' 10" x 10' 8" (3.3m x 3.25m)

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



FAMILY BATHROOM

Obscure double glazed window to side aspect. A four piece suite comprising panelled bath with chrome mixer taps, fully tiled corner shower cubicle with thermostatic shower, inset wash hand basin with vanity storage below and low level wc. Part tiled walls. Tiled flooring. Chrome heated towel radiator. Plastered ceiling.

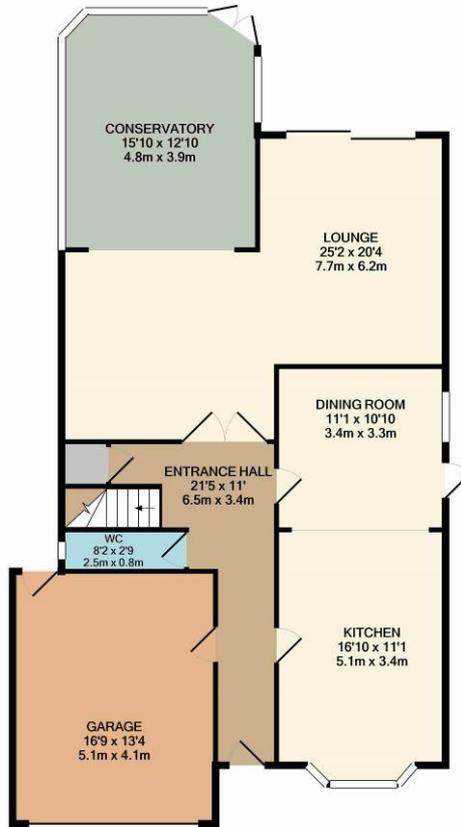


The **FRONT** has a recently laid resin bonded sweeping driveway providing off street parking for several vehicles leading to **INTEGRAL DOUBLE GARAGE** with up and over door. Power and lighting.

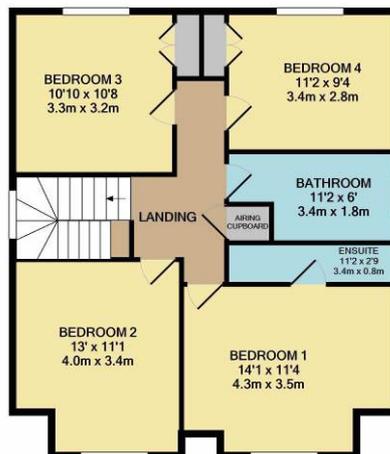
EXTERIOR.

The **REAR GARDEN** measures approximately 50ft (15.24m) commencing with patio area leading to garden. Laid to lawn. A selection of mature flower and shrub borders. Shed to remain. Door to garage. Gate providing access to front.





GROUND FLOOR
APPROX. FLOOR
AREA 1254 SQ.FT.
(116.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 724 SQ.FT.
(67.2 SQ.M.)
TOTAL APPROX. FLOOR AREA 1978 SQ.FT. (183.7 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 ©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.