

Williams & Donovan

Sales · Lettings · New Homes

Plot 2, 19 Hillcrest Road, Hockley SS5 4QB



£ 625,000

A brand new three double bedroom detached bungalow built to the very highest standards by local builder, Hilton Homes. The property offers excellent sized kitchen/diner and lounge and is located in a quiet road yet very close to local shops, schools, mainline railway station and Hockley Woods.

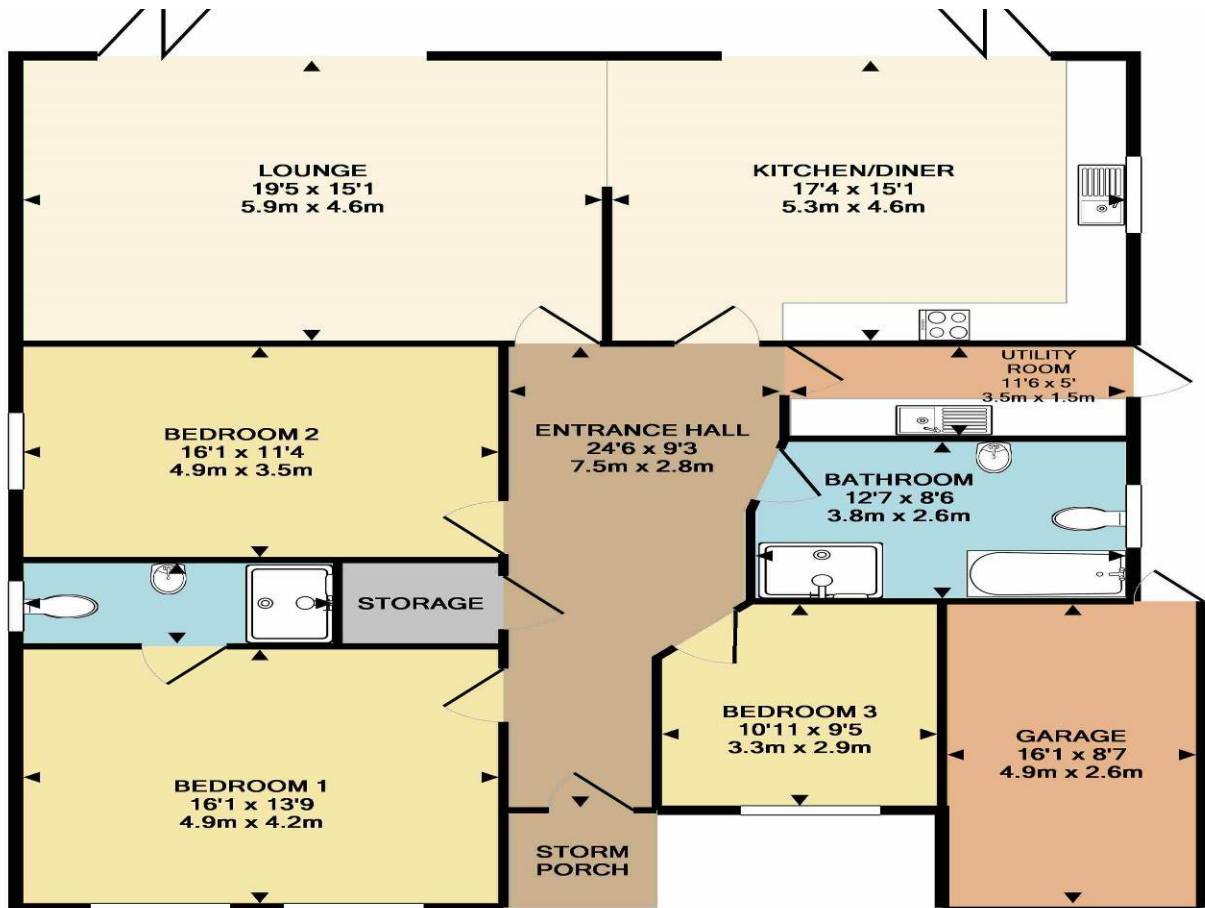
Anticipated Completion: October 2017. Our Ref 14370

Directions: Proceeding from the Spa roundabout take to 2nd exit towards Hawkwell along Southend Road turning 1st right into Hillcrest Road.



Tel: 01702 200666 www.williamsanddonovan.com





TOTAL APPROX. FLOOR AREA 1632 SQ.FT. (151.6 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
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SPECIFICATION

Monocouche white render finish with decorative flint finish to front
 Black guttering
 Block paved driveway
 Up & down lighting at front entrance
 Security camera to front door
 External tap
 Stone patio to the rear
 Remainder of rear garden laid to lawn
 Single garage
 Valiant "Home" boiler
 10 year Structural Warranty

White Granite windowsills
 Cat6 Network throughout with Patch Panel and Server Cabinet in Media Cupboard
 Digital TV, DAB & HDMI points throughout
 Chrome sockets and switches throughout
 Oak doors throughout

Engineered wood flooring to Hallway

Double glazed Bi-Fold doors to Lounge

Integrated Ceiling Surround Sound Speakers to Lounge

Spacious Luxury Kitchen/Diner
 Shaker style light grey fitted units with integrated High Spec appliances to include:
 Wine Chiller
 Fridge/Freezer
 Dishwasher
 Oven
 Gas Hob with Extractor over Microwave

Marble worktops and breakfast bar

Engineered wood flooring

Luxury Family Bathroom with walk-in shower/wet room style

Carpet to all Bedrooms

En Suite to Master Bedroom

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.