

## Hillside Road, Hockley SS5 4RT



£625,000

Located in one of the area's premier private roads is this immaculate and spacious four double bedroom detached family home which has undergone extensive remodelling. The property provides two good sized reception rooms, a luxury kitchen/breakfast room, two en-suites and separate family bathroom, a balcony off the master bedroom and a secluded 61ft wide by 58ft deep rear garden. Off street parking is via an In and Out driveway leading to own garage. Within immediate proximity to Hockley Woods and a short distance of local schools, shops and main line railway station. Plans passed for additional first floor bedroom and bathroom. EPC Rating: C. Our Ref: 14150

**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



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



Entrance via Oak hardwood entrance door to

**L SHAPED ENTRANCE HALL 21' 7" x 7' 7" (6.58m x 2.31m)**

Oak hardwood stairs to first floor accommodation. Large cloaks cupboard. Plastered ceiling. Two radiators.



**LOUNGE 21' 1" x 12' 5" (6.43m x 3.78m)**

Double glazed lead light window to front aspect. A feature brick built fireplace with brick chimney breast to ceiling. TV point for wall mounted LED screen television. Plastered ceiling. Ceiling speakers. Radiator.

(Agents Note: There is a home cinema system with multi room speakers and LEC TV which may remain, subject to separate negotiation).

**DINING ROOM 15' x 10' (4.57m x 3.05m)**

Double glazed lead light window to front aspect. Exposed polished floorboards. Plastered ceiling. Ceiling speakers. Radiator.

**KITCHEN/BREAKFAST ROOM 24' x 11' 10" (7.32m x 3.61m)**

Double glazed window to rear aspect. Double glazed window to side aspect. Double glazed doors providing access to rear garden. A solid wood modern fitted kitchen comprising units to eye and base level incorporating an extensive range of granite work surfaces with a one and a quarter stainless steel sink unit with granite drainer. Integrated dishwasher. Integrated washing machine. Integrated fridge, Integrated freezer. A Range Master Noir cooker with five ring gas hob with hot plate, may remain subject to separate negotiation. Large Range Master extractor hood above cooker. Concealed wall mounted boiler. Concealed under cupboard lighting. Wine rack. Glass display units to eye level. Breakfast bar providing seating for up to five. Tiled flooring. Plastered ceiling. Ceiling speakers. Radiator.



**GROUND FLOOR BEDROOM TWO 17' 2" x 11' 1" (5.23m x 3.38m)**

Double glazed lead light window to front aspect. Plastered ceiling. Radiator. Door to



**EN SUITE**

Obscure double glazed window to side aspect. A three piece white suite comprising corner shower enclosure with adjustable shower head over and curved sliding doors, pedestal wash hand basin and low level wc. Plastered ceiling. Radiator.



**GROUND FLOOR BEDROOM FOUR / STUDY 12' x 11' 10" (3.66m x 3.61m)**

Double glazed window to rear aspect. Double glazed door providing access to rear garden. Plastered ceiling. Radiator.

**GROUND FLOOR BATHROOM 12' x 6' 7" (3.66m x 2.01m)**

Obscure double glazed window to rear aspect. A luxury white four piece suite comprising large deep bath with clawed feet and centre tap, corner shower enclosure with fixed chrome shower head and curved doors, over sized ceramic sink and high level wc. Two decorative feature radiators



**FIRST FLOOR ACCOMMODATION**

**LANDING**

Double glazed lead light window to front aspect. Storage cupboard. Additional storage cupboard providing access to eaves.

**BEDROOM ONE 18' 9" x 16' 10" (5.72m x 5.13m)**

Two double glazed lead light windows to front aspect. Double glazed doors providing access to balcony.. Plastered ceiling. Ceiling speakers. Two radiators



**DRESSING CUPBOARD 5' 1" x 4' 3" (1.55m x 1.3m)**

Eaves cupboard.

**EN SUITE**

Obscure double glazed window to side aspect. A luxury three piece white suite comprising corner shower enclosure with curved doors and adjustable shower over, vanity wash hand basin and low level wc. A chrome heated towel rail. Tiled flooring. Plastered ceiling.

**BALCONY 10' 7" x 9' 4" (3.23m x 2.84m)**

Overlooking rear garden. Decking area. Two external storage cupboards. Balustrade hand rail.



**BEDROOM THREE 18' 8" x 13' 7" (5.69m x 4.14m)**

Double glazed lead light window to front aspect. Plastered ceiling. Radiator.



## EXTERIOR

The **REAR GARDEN** measures **61ft (18.59m) wide by 55ft (16.76m) deep** and commences with a large timber decking area ideal for table and chairs. Laid to lawn area with a variety of mature plants, shrubs and trees to borders. **SHED** to remain. To the far right hand corner is a further patio area. Exterior tap. Exterior lighting. Hedging to rear of garden offering both seclusion and privacy. Side access to front.



The **FRONT** has a shingled in and out driveway providing off street parking for several vehicles, with plants, shrubs and trees, which in turn leads to **PITCHED ROOF GARAGE 20' 9" x 8' (6.32m x 2.44m)** with double doors, double glazed window to rear aspect and personal door to the rear garden.

### Agents Note:

Planning permission has been passed to extend and divide bedroom three thereby adding an extra bedroom with Velux windows and an additional bathroom to the first floor accommodation.



(GROUND FLOOR  
APPROX. FLOOR  
AREA 1444 SQ.FT.  
(134.2 SQ.M.)



(1ST FLOOR  
APPROX. FLOOR  
AREA 712 SQ.FT.  
(66.1 SQ.M.)  
TOTAL APPROX. FLOOR AREA 2156 SQ.FT. (200.3 SQ.M.)  
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