



## WOODSIDE ROAD HOCKLEY

## OFFERS IN THE REGION OF FREEHOLD

**\*\* NO ONWARD CHAIN - SIMPLY STUNNING HOME WITH OVER 1900 SQ FEET - EXECUTIVE DETACHED HOUSE WITH FOUR DOUBLE BEDROOMS & A LARGE LUXURY OPEN PLAN KITCHEN/SITTING ROOM \*\*** RPC Estate Agents are thrilled to bring to the market this exceptional home in the popular town of Hockley with easy access to quality schools and mainline rail links. There is ample parking for four/five cars and access to a much larger than average garage which can be utilised into several uses.



- Executive & luxury detached home - No chain • Four double bedrooms • Impressive reception hallway

This stunning accommodation features an impressive reception hallway with access to a guest WC, utility room, living room, and a superb open-plan kitchen, dining, and sitting area, complete with bi-folding doors that overlook the garden. On the first floor, a spacious gallery landing provides access to four double bedrooms, a family bathroom, and an ensuite shower room. Additional benefits include double-glazed windows, gas central heating, high-quality flooring, and carpeted areas. Outside, you'll find a beautifully landscaped garden with a feature patio, along with ample parking for up to 45 cars leading to a much larger-than-average garage.

### Entrance Hallway

22'6 x 11'1 max

A storage cupboard houses the combination Vaillant boiler. Quality Porcelain tiled floor.

### Guest w.c

6'0 x 3'4

### Lounge

17'4 x 12'3

### Utility Room

9'8 x 5'3

Personal door to the garage.

### Superb Open Plan Kitchen/Dining/Sitting Room

21'7 x 18'6

There is a luxury kitchen with a host of base and wall level units complemented with Granite worktops and a separate island/breakfast bar. The island has an inset sink unit, wine chiller and multiple drawers. Within the kitchen there is space for an American style fridge/freezer, a built in induction hob with extractor fan, There is also an integrated double oven, microwave and coffee machine. Stunning full width bi-folding doors lead onto and overlooking the garden.

### Galleried Landing

13'0 x 11'6

### Principal Bedroom

17'0 x 11'10

### En Suite Shower Room

7'4 x 3'7

### Bedroom Two

14'1 x 9'9



- guest w.c & utility room • Stunning open plan kitchen/dining/sitting room • Galleried style landing
- En suite to the principal bedroom and large family bathroom

### Bedroom Three

12'2 x 9'9

### Bedroom Four

9'4 x 9'0

### Family Bathroom

9'1 x 7'3

### Rear Garden

The garden commences a feature patio which extends to the side of the house. The remainder is laid to lawn with fencing to boundaries.

### Frontage

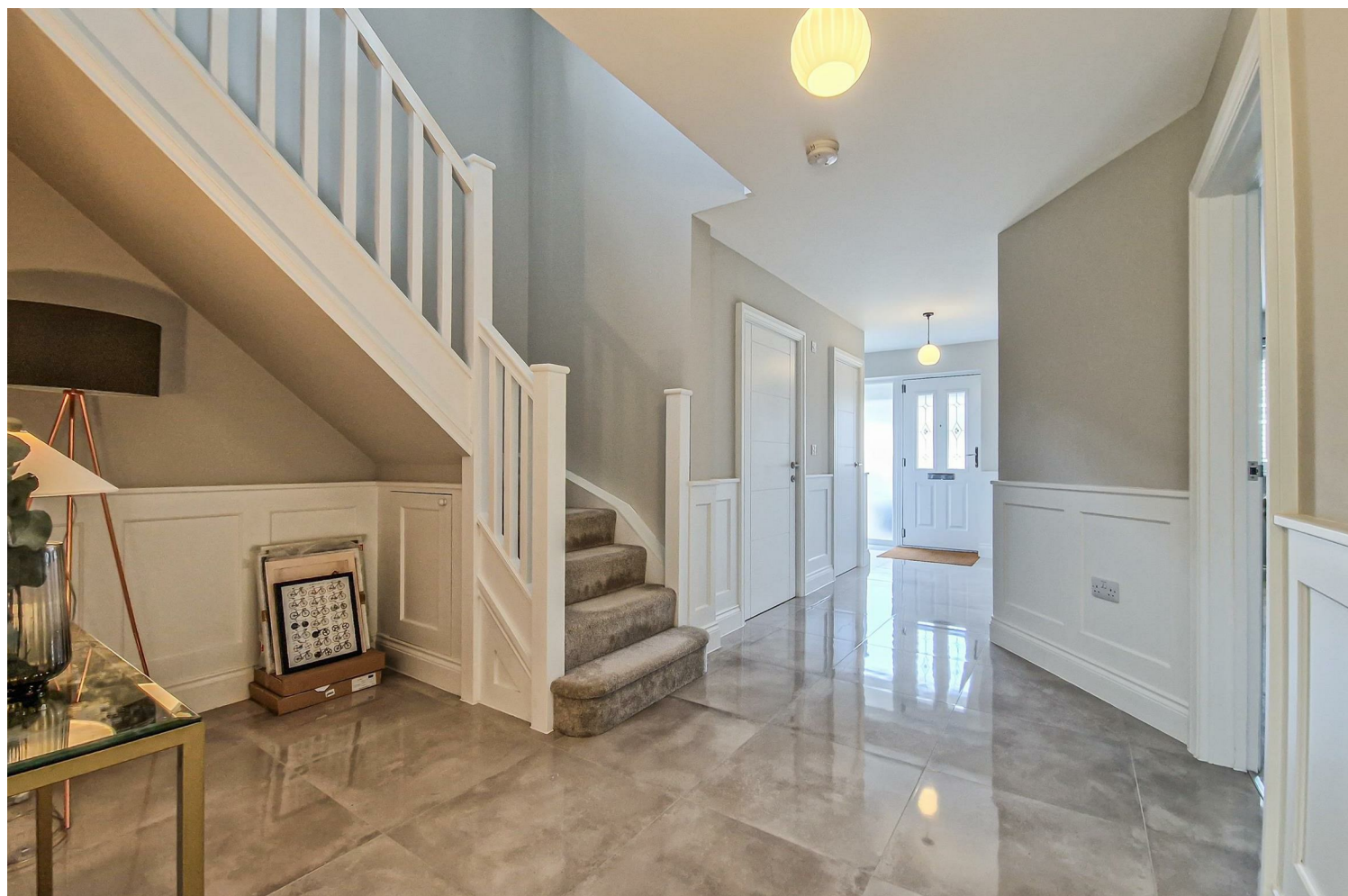
An attractive block paved driveway can comfortably park four/five cars. Access to the garage.

### Garage

23'3 x 9'7



- Well maintained garden with feature patio slabs
- Independent block paved driveway for four/five cars
- Great location near quality school & rail links

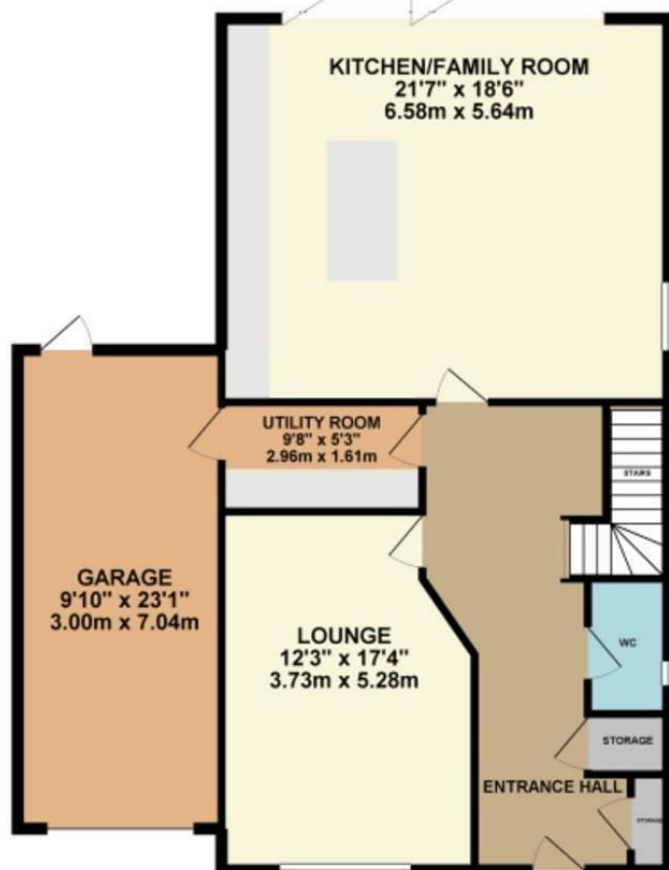




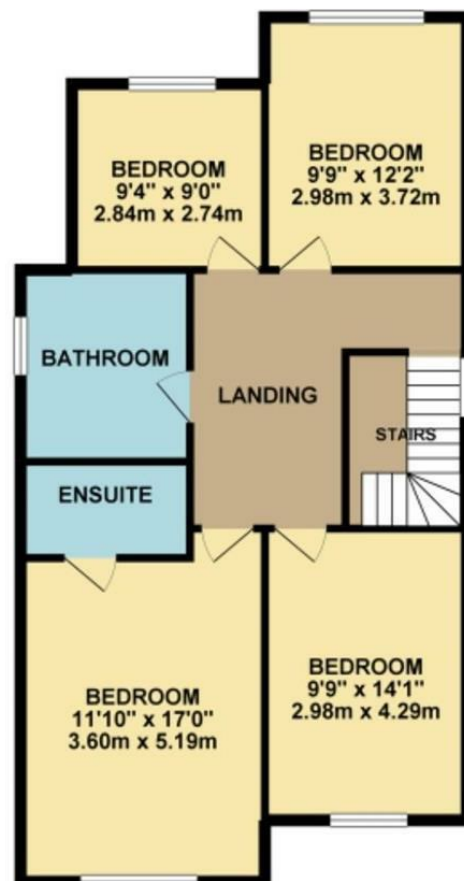
## Additional Information

|                  |   |          |            |   |               |
|------------------|---|----------|------------|---|---------------|
| Local Authority  | - | Rochford | Floor Area | - | 1925.00 sq ft |
| Council Tax      | - | Band F   | Tenure     | - | Freehold      |
| Viewings         | - | By       |            |   |               |
| Appointment Only |   |          |            |   |               |

GROUND FLOOR 1113.96 sq. ft.  
( 103.49 sq. m. )



1ST FLOOR 810.94 sq. ft.  
( 75.34 sq. m. )



TOTAL FLOOR AREA : 1924.91 sq. ft. ( 178.83 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.  
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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            | 85      | 91                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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