

## Plot 2, 12 Hamilton Gardens, Hockley SS5 5BU



Guide Price:  
£725,000 - £750,000

A homely, yet contemporary, four double bedroom detached family home currently being built to the usual Hilton Homes high specification, offering excellent size luxury kitchen/diner and lounge. Walking distance to all local amenities including excellent schools - Plumberow and Greensward Academies, and mainline railway station.

**Estimated Completion: Mid March 2021** Our Ref 17213.

*Directions: Proceeding from the Spa roundabout in the centre of Hockley take the first exit into Spa Road. Continue past the shops and under the railway bridge on to Greensward Lane where Hamilton Gardens is the second turning on the left.*



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Company No. 4510230 VAT Registration No. 725 9879 75

## SPECIFICATION HIGHLIGHTS

Monocouche White Render with decorative Flint finish to front exterior  
 Up & Down exterior lighting to front entrance  
 Single remote controlled Garage door  
 Block paved driveway  
 Landscaped patio to rear with remainder of the garden laid to lawn  
 Exterior tap  
 2 x CCTV cameras (1 x front, 1 x rear) and Security Intruder Alarm  
 Double glazing throughout  
 Interior white Granite windowsills  
 Corniced coving throughout  
 Carpets to all bedrooms  
 Marble windowsills throughout  
 Chrome sockets, switches and spotlights throughout  
 Digital TV, DAB & HDMI points throughout  
 Cat6 Network throughout with patch panel and server cabinet in Media cupboard  
 BT Fibre Optic telephone connectivity  
 DAB TV  
 Valiant boiler  
 10 Year Structural Warranty

## FRONT

Monocouche white render finish with decorative flint finish to the front. Up & Down lighting. Block paved driveway. Composite re-enforced double glazed Entrance Door with stypolyte glass and integral letterbox.

## SPACIOUS ENTRANCE HALL

Security Intruder Alarm Control Panel. Thermostat. Stairs to first floor accommodation. Wood effect tiled flooring throughout. LED spotlights. Radiator.

## LOUNGE 13' 3" x 10' 4" (4.04m x 3.15m)

Double glazed window. Carpet. HDMI, Cat6 points and wiring for surround sound speakers. (A schematic will be provided if purchasers wish to retrofit a surround sound system). Spot lights. Radiator.

## STUDY 8' 10" x 7' 1" (2.69m x 2.16m)

Double glazed window. Carpet. HDMI, Cat6 points. Spotlights. Radiator.

## SPACIOUS KITCHEN/DINER/FAMILY ROOM 22' 5" x 20' 6" (6.83m x 6.25m)

Double glazed bi-fold doors. Large double glazed bi-fold window with external Marble breakfast bar. Range of base and eye level units. Granite worktops. Integrated Bosch appliances including Wine Chiller, Fridge/Freezer, Dishwasher, Twin Ovens, Microwave, Hob, Extractor. Island with dimmable pendant Chandeliers above. Wood effect tiled flooring.

## UTILITY ROOM 8' 10" x 5' 7" (2.69m x 1.7m)

Double glazed security door. Granite work top. Inset sink drainer unit. Cupboard. Space and plumbing for washing machine. Space for tumble dryer. Wood effect tiled flooring. Spotlights. Chrome radiator.

## GROUND FLOOR CLOAKROOM 6' 4" x 3' 11" (1.93m x 1.19m)

Double glazed window. Low level WC. Wash hand basin.

## FIRST FLOOR ACCOMMODATION

### LANDING

Thermostat. Insulated Loft Hatch with Loft Ladder. Part boarded loft with lighting.

### BEDROOM ONE 15' 9" x 11' 8" (4.8m x 3.56m)

Double glazed window. Carpet. HDMI, Cat6 points. Pendant light fixings. Radiator.

### EN SUITE 9' x 5' 3" (2.74m x 1.6m)

Low level WC. Wash hand basin with vanity unit. LED mirror. Tiled walk-in shower cubicle with recessed shelving. Spotlights. Chrome radiator.

### BEDROOM TWO 15' 11" x 12' (4.85m x 3.66m)

Double glazed window. Carpet. HDMI, Cat6 points. Pendant light fixings. Radiator.

### BEDROOM THREE 15' 9" x 8' 11" (4.8m x 2.72m)

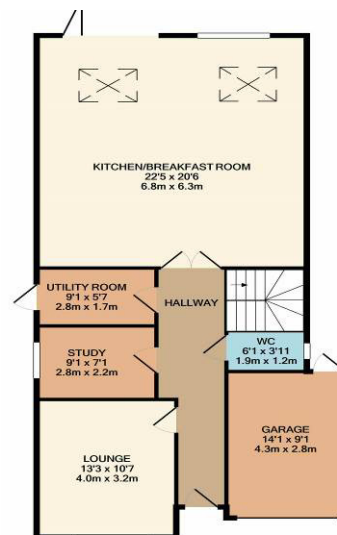
Double glazed window. Carpet. HDMI, Cat6 points. Pendant light fixings. Radiator.

### BEDROOM FOUR 14' 11" x 8' 7" (4.55m x 2.62m)

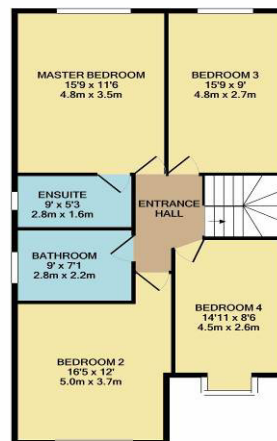
Double glazed window. Carpet. HDMI, Cat6 points. Pendant light fixings. Radiator.

### FAMILY BATHROOM 9' x 7' 2" (2.74m x 2.18m)

Double glazed window. Low level WC. Wash hand basin. Shaver point. LED mirror. Panelled bath. Walk-in shower cubicle with recessed shelving. Spotlights. Chrome heated towel rail.



GROUND FLOOR  
APPROX. FLOOR  
AREA 1010 SQ.FT.  
(93.9 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 801 SQ.FT.  
(74.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1812 SQ.FT. (168.3 SQ.M.)

Whilst every effort 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 is in time capability or efficiency can be given.

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## 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.