

## High Road, Hockley, SS5 4TA



Guide Price:  
£825,000

An extremely high standard throughout, deceptively spacious five bedroom contemporary family home arranged over three levels. The stunning open plan kitchen/dining/family room has full height bi-fold doors leading onto a large terrace offering views over the rear garden and countryside beyond. Located very close to Hockley Woods and country walks to the rear. Short distance to local shops, schools and mainline railway station.

EPC Rating: E. Our Ref 17556



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Company No. 4510230 VAT Registration No. 725 9879 75

Entrance via hardwood entrance door to

**OPEN PLAN KITCHEN/DINING/FAMILY ROOM 30' 4" x 23' 6" (9.25m x 7.16m)**

Obscure double glazed lead light stained full height windows to the front aspect. Two sets of double glazed bi-fold doors providing access to terrace. Stairs to lower ground floor and first floor accommodation. Multi-fuel 10 kilowatt wood burner. Wall mounted TV point. Oak flooring. Two radiators with decorative covers.



**LARGE TERRACE 31' 6" x 12' 6" (9.6m x 3.81m),** with glass balustrade, to the rear aspect offering views over rear garden and countryside beyond.



**KITCHEN AREA (FITTED 2020)**

Double glazed window to the front/side aspect. Comprehensive range of contemporary units to base and eye level. Marble Granite work surfaces. Integrated twin electric ovens. Inset five ring gas hob with contemporary extractor chimney above. Breakfast bar with built-in units/drawers/cupboard storage and integrated microwave. Integrated full height fridge. Integrated full height freezer. Integrated dishwasher. Oak flooring. Door to garage and



**UTILITY/STORAGE AREA 13' 10" x 3' 1" (4.22m x 0.94m)**

Double glazed window to the side aspect. Base and eye level units. Space for appliances.



## FIRST FLOOR ACCOMMODATION

### GALLERIED LANDING

Obscure double glazed window to the front aspect.

### BEDROOM THREE 10' 7" x 10' 2" (3.23m x 3.1m)

Double glazed window to the rear aspect offering views over rear garden and countryside beyond. Double glazed circular window to the side aspect. Wall mounted TV point. Access to loft. Radiator.



### BEDROOM FOUR 10' 2" x 9' 10" (3.1m x 3m)

Double glazed window to the rear aspect offering views over rear garden and countryside beyond. Double glazed circular window to the side aspect. Radiator.



### BEDROOM FIVE 10' 2" x 8' 3" (3.1m x 2.51m)

Double glazed window to the rear aspect offering views over rear garden and countryside beyond. Wall mounted TV point. Radiator.



### LUXURY FAMILY BATHROOM

Obscure double glazed circular window to the side aspect. Low level WC. Inset wash hand basin with vanity storage below. 'Slipper' bath with centre tap and shower attachment. Tiled floor. Part tiled walls. Chrome heated towel rail.



## LOWER GROUND ACCOMMODATION

### HALLWAY

Hardwood door providing access to rear garden. Cloaks cupboard.



### BEDROOM ONE 14' 4" x 12' 10" (4.37m x 3.91m)

Double glazed window to the rear aspect with fitted white window shutters. Double glazed full height window to the rear aspect with fitted white window shutters. Wall mounted TV point. Radiator.



### DRESSING ROOM 12' 7" x 6' 5" (3.84m x 1.96m)

Storage and hanging space. Shoe rails.



### EN SUITE WET ROOM 8' 10" x 6' 7" (2.69m x 2.01m)

Low level WC. Large feature wall mounted wash basin. Shower area with glass panels and fixed rain dance shower head. Tiled floor. Tiled walls. Extractor fan. Chrome heated towel rail.



#### **BEDROOM TWO 12' 10" x 11' 4" (3.91m x 3.45m)**

Double glazed windows to the rear aspect with fitted white window shutters. Double glazed full height window to the rear aspect with fitted white window shutters. Wall mounted TV point. Radiator.



#### **BATHROOM 12' 10" x 6' 8" (3.91m x 2.03m)**

Low level WC. Inset wash hand basin with vanity storage below. Bath with centre tap and shower attachment. Tiled floor. Tiled walls. Extractor fan. Chrome heated towel rail.





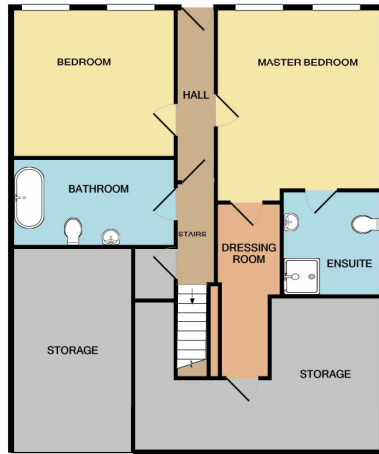
## EXTERIOR

The **REAR GARDEN** measures 80ft deep x 42ft wide (24.38m x 12.8m) and commences with patio leading to laid lawn. Variety of plants, trees and shrubs. **PLAY AREA. SUMMERHOUSE 14' 6" x 12' 10" (4.42m x 3.91m)** with double opening doors. Exterior tap. Exterior lighting. Side access to front.



The **FRONT** has own driveway providing off-street parking for four/five vehicles which in turn leads to **INTEGRAL GARAGE 16' 8" x 15' 7" (5.08m x 4.75m)** with electric roller door, power and lighting, obscure double glazed circular window to the front aspect, wall mounted boiler, access to utility/storage area.

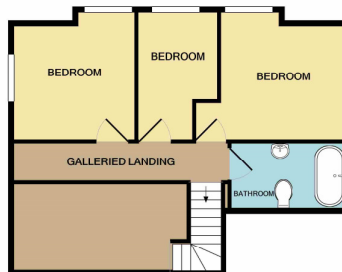




GROUND FLOOR  
APPROX. FLOOR  
AREA 1104 SQ. FT.  
(102.6 SQ. M.)



ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 1110 SQ. FT.  
(103.1 SQ. M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1110 SQ. FT.  
(103.1 SQ. M.)

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.