

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Fountain Lane, Hockley, SS5 4SU



£650,000

Situated in one of Hockley's most sought after roads on a generous plot is this five bedroom detached family home with two reception rooms, rear conservatory, kitchen with separate utility, rear garden measuring approx 75ft and off street parking for several vehicles. Viewing highly advised.

EPC Rating: F.

Our Ref: 18881.

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Entrance door to entrance hall.

ENTRANCE HALL

Double glazed window to side aspect. Stairs to first floor accommodation.

OFFICE 15' 6" x 8' 1" (4.72m x 2.46m)

Double glazed window to front and side aspects. Radiator. Wood effect flooring.



LOUNGE 17' 5" x 16' 1" (5.31m x 4.9m)

Double glazed window to front and side aspects. Radiator. Wood effect flooring. Door to inner hallway.



INNER HALLWAY

GROUND FLOOR WC

A two piece suite comprising wall mounted wash hand basin with tiled splash back and low level wc. Storage cupboard housing water tank.



CONSERVATORY 16' x 9' 7" max (4.88m x 2.92m)

Double glazed windows and double glazed French doors providing access to rear garden. Pitched Perspex roof. Wood effect flooring.



KITCHEN 13' 2" x 12' 7" (4.01m x 3.84m)

Double glazed window to rear aspect. A range of base and eye level units incorporating roll edge work surface with an inset stainless steel sink drainer unit. Freestanding Range cooker with stainless steel extractor hood above. Freestanding dishwasher. Breakfast bar with space for two stools below. Part tiled walls. Radiator. Wood effect flooring. Door to utility room.



UTILITY ROOM 8' 8" x 8' 5" (2.64m x 2.57m)

Door and window overlooking rear garden. Door to garage. Base and eye level units incorporating tiled work surface with an inset ceramic butler sink. Space and plumbing for washing machine and tumble dryer. Space for fridge freezer.



FIRST FLOOR LANDING

Large double storage cupboard.

BEDROOM ONE 14' x 13' 6" (4.27m x 4.11m)

Double glazed window to front aspect. Radiator. Large walk in wardrobe. Shower unit with glass shower screen.



BEDROOM TWO 13' 6" x 9' 6" (4.11m x 2.9m)

Double glazed window to front aspect. Radiator.



BEDROOM THREE 12' 5" x 8' 6" (3.78m x 2.59m)

Double glazed window to rear aspect. Radiator. Door to balcony. Door to en suite.



BALCONY with wrought iron railing.

EN SUITE

Obscure double glazed window to rear aspect. A three piece suite comprising shower with folding glass door, wash hand basin and low level wc. Tiled walls. Radiator.



BEDROOM FOUR 11' 3" x 10' (3.43m x 3.05m)

Double glazed window to front aspect. Radiator. Eaves storage.



BEDROOM FIVE 8' 6" x 7' 7" (2.59m x 2.31m)

Double glazed window and double glazed door to front leading onto balcony. Stairs to loft room. Radiator.



BALCONY with wrought iron railings. Seating area.



LOFT ROOM 8' 6" x 7' 7" (2.59m x 2.31m)

Velux window. Currently used for storage.



FAMILY BATHROOM

Two obscure double glazed windows to rear aspect. A four piece suite comprising bath, separate shower enclosure with glass screen, wash hand basin and low level wc. Wood effect flooring. Part tiled, part panelled walls. Radiator.



EXTERIOR.

The **REAR GARDEN** measures approximately 75ft (22.86m) by approximately 45ft (13.72m). Laid to lawn with established flower beds and trees. Small pond. Side gate providing access to the front.



The **FRONT** has a large driveway providing off street parking for three/four vehicles. Lawn with established shrubs and trees. **SMALL CAR PORT** in turn leading to **GARAGE 15' 3" x 8' 5" (4.65m x 2.57m)** with up and over door. Window to side. Power and lighting.



Agents Note:

The vendors advise that the large tree in the rear garden has a tree preservation order.

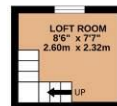
GROUND FLOOR
879 sq ft. (81.2 sq.m.) approx.



1ST FLOOR
790 sq ft. (73.4 sq.m.) approx.



2ND FLOOR
65 sq ft. (6.0 sq.m.) approx.



TOTAL FLOOR AREA : 1813 sq.ft. (168.5 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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