

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Etheldore Avenue, Hockley, SS5 5PA



Guide Price:  
£675,000 - £700,000

Situated on the sought after Countryside Development within Hockley, occupying one of the most favourable positions within the development in a secluded corner position, is this stunning four bedroom detached chalet with large sweeping driveway, detached double garage and secluded rear garden. Within very close walking distance to shops, schools and main line railway station. Offered with no onward chain.

Viewing advised. Our Ref: 14622.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

[sales@wdhockley.com](mailto:sales@wdhockley.com) | [sales@wdbenfleet.com](mailto:sales@wdbenfleet.com) | [lettings@wdlets.com](mailto:lettings@wdlets.com)  
01702 200666 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)



Entrance via double opening hardwood entrance door to entrance hall.

### SPACIOUS ENTRANCE HALL

Stairs to first floor accommodation. Coving to plastered ceiling. Radiators. Double opening storage cupboard.



### LOUNGE 22' 5" x 13' 5" (6.83m x 4.09m)

Double glazed bay window to front aspect. Double glazed French doors providing access to rear garden. Feature fireplace with inset gas fire. Radiators. Coving to plastered ceiling.



### DINING ROOM 13' 4" x 10' 9" (4.06m x 3.28m)

Double glazed French doors providing access to rear garden. Radiator. Coving to plastered ceiling. Door through to kitchen/breakfast room.





**KITCHEN/BREAKFAST ROOM 18' x 15' 7" (5.49m x 4.75m)**

Double glazed window to side aspect. Double glazed French doors providing access to rear garden. A comprehensive range of modern country style base and eye level units incorporating work surface with one and a half inset sink drainer unit. Space for freestanding Range cooker with extractor over. Integrated eye level microwave. Integrated dishwasher. Tiled splash backs. Coving to plastered ceiling with inset spotlighting. Tiled flooring. Door to utility room.



**UTILITY 7' 3" x 5' 11" (2.21m x 1.8m)**

Door providing access to rear garden. Base and eye level units with stainless steel sink drainer unit. Space and plumbing for appliances. Tiled splash backs. Wall mounted boiler. Tiled flooring. Coving to plastered ceiling.



**GROUND FLOOR BEDROOM FOUR 12' 7" x 9' 5" (3.84m x 2.87m)**

Two double glazed windows to side aspect. Radiator. Built in walk in wardrobes.



### GROUND FLOOR BATHROOM

Obscure double glazed window to front aspect. A four piece suite comprising panelled bath with mixer taps, double walk in shower cubicle with thermostatic shower, pedestal wash hand basin and low level wc. Coving to plastered ceiling with inset spotlighting. Wood effect Amtico flooring.



### MASTER BEDROOM 18' 4" max x 11' 6" max (5.59m x 3.51m)

Double glazed window to front and side aspects. Radiator. Coving to plastered ceiling.



**DRESSING AREA.** Double glazed window to side aspect. Fitted walk in wardrobes. Radiator. Coving to plastered ceiling with inset spotlighting. Door to en suite.





### EN SUITE

Obscure double glazed window to front aspect. A four piece suite comprising panelled Jacuzzi bath with centralised mixer taps and telephone handset attachment, shower cubicle with thermostatic shower, pedestal wash hand basin and low level wc. Radiator. Plastered ceiling with inset spotlighting. Tiled walls. Tiled flooring.



### SPACIOUS GALLERIED LANDING

Large walk in airing cupboard. Access to loft. A further two walk in storage cupboards.



### BEDROOM TWO 27' 6" x 12' 10" (8.38m x 3.91m)

Double glazed windows to front aspect. Twin double walk in cupboards. Coving to plastered ceiling. Radiator.



### BEDROOM THREE 19' 8" x 14' 2" (5.99m x 4.32m)

Double glazed windows to front aspect. Triple walk in cupboards. Plastered ceiling. Radiator.



### BATHROOM

Obscure double glazed window to rear aspect. A three piece suite comprising panelled bath with centralised chrome mixer taps and telephone handset attachment, tiled shower cubicle with thermostatic shower pedestal wash hand basin and low level wc. Plastered ceiling with inset spotlighting. Radiator. Karndeian wood flooring.





## EXTERIOR.

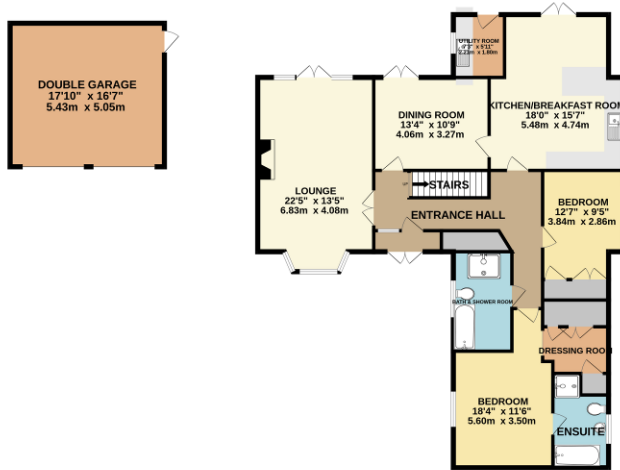
A **SECLUDED TIERED REAR GARDEN** commencing with patio area. Laid to lawn with brick wall boundary. Steps up to shingled area with wrought iron fencing. Door to **DETACHED DOUBLE PITCHED ROOF GARAGE** with power and lighting. **LARGE WORKSHOP** with power and lighting to remain. Spacious side access to both sides. Gates providing access to front.



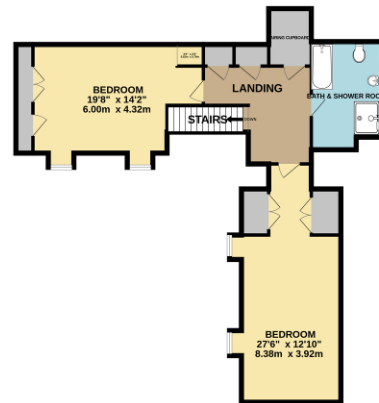
The **FRONT** has a large sweeping driveway providing off street parking for several vehicles leading to garage.



GROUND FLOOR  
1728 sq.ft. (160.6 sq.m.) approx.



1ST FLOOR  
846 sq.ft. (78.6 sq.m.) approx.



TOTAL FLOOR AREA: 2574 sq.ft. (239.1 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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