

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Woodlands Road, Hockley, SS5 4PY



Guide Price:  
£900,000 - £1,000,000

Rarely available in arguably Hockley's most sought after road, occupying a plot measuring approximately 60ft wide with a rear garden in excess of 300ft and directly backing Hockley Woods, is this character, detached three bedroom family home offering huge potential to extend. Close walking distance of shops, schools and mainline railway station.

**NO ONWARD CHAIN.**

EPC Rating tbc. Our Ref 18368.

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

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Entrance via part glazed hardwood entrance door to

### ENTRANCE PORCH

Double glazed window to the front aspect. Double glazed window to the side aspect. Tiled floor. Coving to ceiling. Double opening doors to



### SPACIOUS ENTRANCE HALL

Stairs to first floor accommodation. Large walk-in under stairs storage cupboard (could be used for further utility space). Wood flooring. Coving to plastered ceiling. Radiators.



### GROUND FLOOR CLOAKROOM/WC

Obscure double glazed window to the front aspect. WC with low level cistern. Pedestal wash hand basin. Tiled floor. Part tiled walls. Coving to plastered ceiling. Radiator.



### LOUNGE 25' 4" x 12' 5" (7.72m x 3.78m)

Double glazed window to the front aspect. Double glazed patio doors, with exterior electric shutter, providing access to rear garden. Feature fireplace with inset Log Burner. Wood flooring. Coving to plastered ceiling. Radiators. French doors providing access to





**DINING ROOM 19' 9" x 9' 10" (6.02m x 3m)**

Double glazed patio doors providing access to Conservatory. Wood flooring. Coving to plastered ceiling. Radiator.



**SITTING ROOM 14' 7" x 9' 5" (4.44m x 2.87m)**

Double glazed patio doors providing access to Conservatory. Wood flooring. Coving to plastered ceiling. Radiator.



**PITCHED ROOF CONSERVATORY 18' 11" x 11' 10" (5.77m x 3.61m)**

Double glazed windows. Double glazed French doors providing access to rear garden. Radiator.



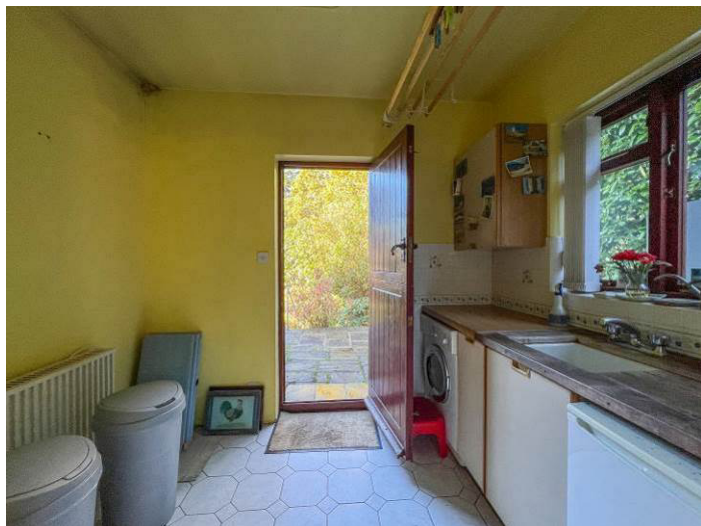
**KITCHEN 13' 6" x 9' 7" (4.11m x 2.92m)**

Double glazed window to the side aspect. Comprehensive range of base and eye level units. Roll edge work surfaces. Inset one and half stainless steel sink drainer unit. Twin eye level electric oven. Separate hob with extractor above. Space for appliances. Tiled floor. Plastered ceiling. Inset spot lights. Open through to



#### **UTILITY ROOM 9' 7" x 7' 6" (2.92m x 2.29m)**

Double glazed window to the side aspect. Stable door providing access to rear garden. Base units. Roll edge work surface. Inset sink. Space for appliances. Tiled floor. Plastered ceiling. Radiator.



#### **FIRST FLOOR ACCOMMODATION**

##### **SPACIOUS GALLERIED LANDING**

Double glazed windows to the front aspect. Custom built-in storage cupboards. Further storage cupboard.



##### **BEDROOM ONE 15' 4" x 15' 3" (4.67m x 4.65m)**

Double glazed window to the rear aspect. Fitted wardrobes. Coving to plastered ceiling. Radiator.





### EN SUITE

Obscure double glazed window to the rear aspect. WC with low level cistern. Bidet. Inset wash hand basin with vanity storage below. Corner shower cubicle with thermostatic shower. Coving to plastered ceiling. Part tiled walls. Radiator.



### BEDROOM TWO 15' 4" x 10' 2" (4.67m x 3.1m)

Double glazed window to the front aspect. Coving to ceiling. Radiator.



### BEDROOM THREE 15' 4" x 9' 7" (4.67m x 2.92m)

Double glazed window to the front aspect. Double glazed window to the rear aspect. Fitted bedroom furniture with inset wash hand basin. Textured ceiling. Radiator.



### FAMILY BATHROOM

Obscure double glazed window to the rear aspect. Inset wash hand basin with vanity storage below. Panelled bath. Separate shower cubicle. Tiled walls. Plastered ceiling. Inset spot lights. Radiator.



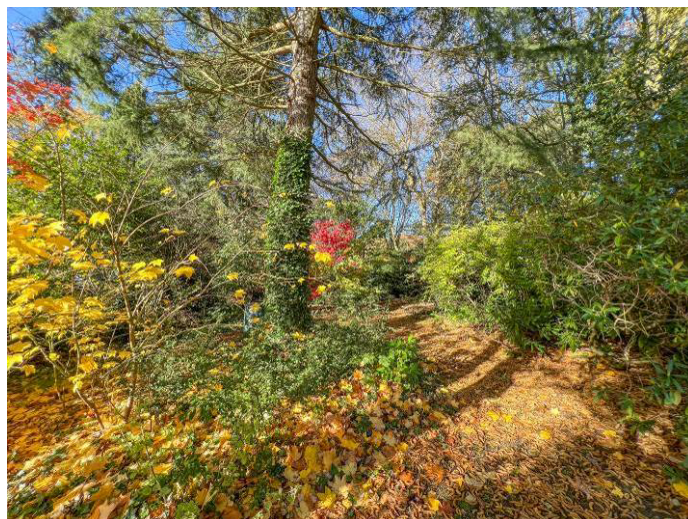
### SEPARATE WC

Obscure double glazed window to the front aspect. WC with low level cistern. Tiled walls. Radiator.



## EXTERIOR

As previously mentioned, the property sits on a large, enviable plot with the **REAR GARDEN measuring in excess of 300ft (91.44m)** with direct access into Hockley Woods. Commencing with raised patio with steps down to laid lawn. Selection of mature flowers, trees and shrubs.

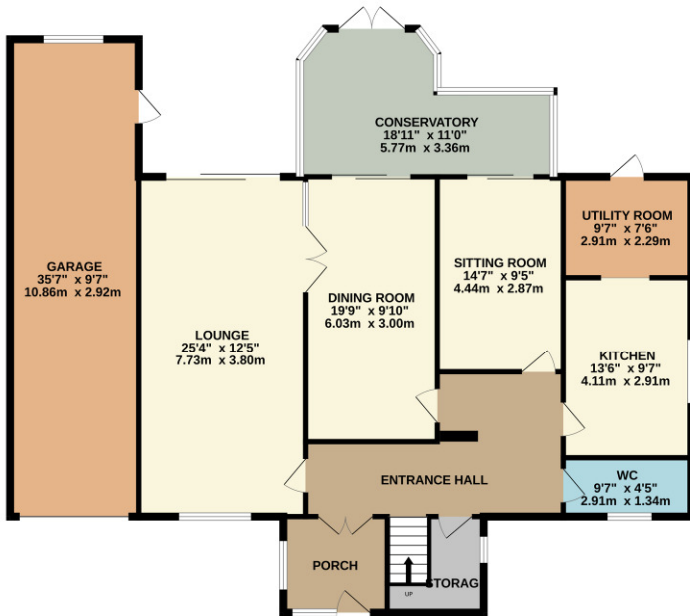




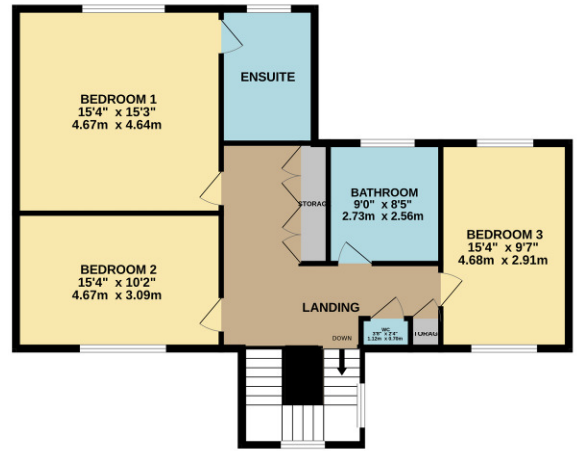
The **FRONT** measures approximately 60ft (18.29m) wide with lawn area, trees and shrubs and own sweeping In & Own driveway, access to **EXTENDED GARAGE 35' 7" x 9' 7" (10.85m x 2.92m)** with electric roller door, double glazed window to the rear, power and lighting, personal door to rear garden.



GROUND FLOOR  
1658 sq.ft. (154.0 sq.m.) approx.



1ST FLOOR  
908 sq.ft. (84.4 sq.m.) approx.



TOTAL FLOOR AREA : 2566 sq.ft. (238.4 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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