

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Green Lane, Eastwood, SS9 5QU



**Guide Price:**  
**£800,000 - £850,000**

Situated in a sought after location in Eastwood is this extensive five double bedroom detached family home. The property has been extended and refurbished by the current owners to an extremely high standard with approximately 3,000 square foot of accommodation including stunning kitchen/family room, separate lounge, large utility room, en suite to master bedroom, landscaped rear garden, integral double garage and ample off street parking.

Viewing highly advised. Our Ref: 19008.

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Entrance door under **STORM PORCH** into entrance hall.

### **STUNNING FEATURE ENTRANCE HALL**

Two double glazed windows to front aspect. Stairs to first floor accommodation with large under stairs walk in storage cupboard. Wood flooring. Radiator.



### **LOUNGE 17' 7" x 12' 5" (5.36m x 3.78m)**

Double glazed window to front aspect. Wood flooring. Radiator. Door to dining room.



### **DINING ROOM 22' 3" x 16' 7" (6.78m x 5.05m)**

Feature fireplace with inset gas fire. Tile effect flooring. Radiator. Two archways through to kitchen/family room.





**KITCHEN/FAMILY ROOM 30' 1" x 12' 10" (9.17m x 3.91m)**

Double glazed windows to rear aspect. Double glazed French doors providing access to rear garden. Three sky lights. A stunning fitted kitchen comprising base and eye level units incorporating work top above with an inset double ceramic sink. Built in double waist level ovens. Inset hob and extractor hood above. Integrated eye level microwave. Integrated fridge. Integrated freezer. Integrated dishwasher. Radiator. Tile effect flooring.



**UTILITY ROOM 10' 11" x 10' 5" (3.33m x 3.18m)**

Door to side aspect leading to garden. An extensive range of base and eye level units incorporating work top above with an inset double stainless steel sink drainer unit. Tile effect flooring. Part tiled walls. Space for washing machine and tumble dryer.



**GROUND FLOOR WC**

Obscure double glazed window to side aspect. A two piece suite comprising pedestal wash hand basin and wc with high level cistern with pull chain. Feature radiator. Towel rail. Tiled flooring. Tiled walls.



### GALLERIED FIRST FLOOR LANDING

Radiator.



### BEDROOM ONE 19' 1" x 12' 5" (5.82m x 3.78m)

Double glazed window to front aspect. Radiator. Wood effect flooring. Door to en suite.



### EN SUITE BATHROOM

Obscure double glazed window to front aspect. A three piece suite comprising panelled bath with hand held shower attachment, pedestal wash hand basin and low level wc. Chrome heated towel rail. Part tiled walls. Wood effect flooring.



### BEDROOM TWO 16' 6" x 11' (5.03m x 3.35m)

Double glazed window to rear aspect. Radiator. Wood effect flooring.





**BEDROOM THREE 17' 8" x 9' 6" (5.38m x 2.9m)**

Double glazed window to front aspect. Radiator. Wood effect flooring.



**BEDROOM FIVE 10' 11" x 10' 2" (3.33m x 3.1m)**

Double glazed window to rear aspect. Radiator. Wood effect flooring.



**BEDROOM FOUR 11' 3" x 10' 2" (3.43m x 3.1m)**

Double glazed window to rear aspect. Radiator. Wood effect flooring.



**SHOWER ROOM**

A three piece suite comprising shower unit with glass screen, wash hand basin inset to vanity unit with storage below and low level wc with concealed basin. Suspended ceiling with concealed LED lighting. Inset tiled shelving units with feature LED lighting above. Chrome heated towel rail. Tiled flooring. Tiled walls.



## EXTERIOR.

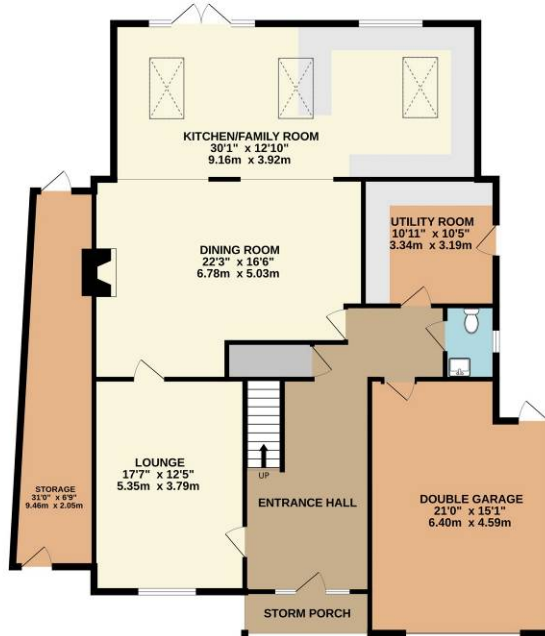
The **REAR GARDEN** commences onto block paved patio with space for table and chairs. Pathway leading to rear with additional space for table and chairs. Two laid to lawn areas. Established shrubs with flower beds. **PERGOLA**. Door to garage. Side access leading to large water tight storage area measuring 31' x 6' 9" max (9.45m x 2.06m) with door leading to front.



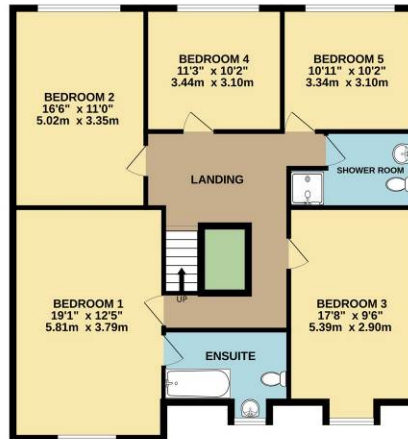
The **FRONT** has a large block paved driveway providing off street parking for approximately five vehicles leading to **INTEGRAL DOUBLE GARAGE** measuring 21' x 15' 1" (6.4m x 4.6m) with electric up and over door. Power and lighting.



GROUND FLOOR  
1843 sq.ft. (171.2 sq.m.) approx.



1ST FLOOR  
1108 sq.ft. (102.9 sq.m.) approx.



TOTAL FLOOR AREA: 2951 sq.ft. (274.1 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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