

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Uplands Road, Hockley, SS5 4DL



Guide Price: £450,000 - £475,000

Situated in a popular location in Hockley, is this spacious three bedroom detached family home with ground floor cloakroom/WC and first floor family bathroom, offering potential for extension to both ground and first floors, subject to the usual planning consents. Walking distance to Greensward Sixth Form Academy, Westerings Primary school and Plumberow Primary Academy, local shops and mainline railway station.

EPC Rating:C. Council Tax Band: E. Our Ref 14761.

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Entrance via double glazed entrance door to

ENTRANCE PORCH

Glazed entrance door to

HALLWAY

Stairs to first floor accommodation. Radiator.



GROUND FLOOR CLOAKROOM/WC

Obscure double glazed window to the side aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Tiled floor. Radiator.



KITCHEN 10' 10" x 8' 9" (3.3m x 2.67m)

Double glazed window to the rear aspect. Double glazed door to the side aspect. Base and eye level units. Integrated stainless steel one and half sink drainer unit. Split eye level electric oven with gas hob and extractor over. Space for appliances. Tiled floor. Coving to ceiling. Radiator. Door to



DINING ROOM 10' 10" x 8' 7" (3.3m x 2.62m)

Double glazed window to the rear aspect. Double glazed door providing access to rear garden. Radiator. French doors providing access to lounge.



LOUNGE 17' 8" x 11' 5" (5.38m x 3.48m)

Double glazed bay window to the front aspect. Feature fireplace with inset fire. Radiators.

FIRST FLOOR ACCOMMODATION

LANDING

Double glazed window to the side aspect. Airing cupboard. Access to loft.



BEDROOM ONE 15' 9" x 10' 6" (4.8m x 3.2m)

Double glazed window to the front aspect. Comprehensive range of fitted bedroom furniture. Radiator.



BEDROOM TWO 10' 11" x 10' 3" (3.33m x 3.12m)

Double glazed window to the rear aspect. Fitted wardrobes. Radiator.



BEDROOM THREE 8' 1" x 6' 11" (2.46m x 2.11m)

Double glazed window to the front aspect. Radiator.



FAMILY BATHROOM 9' 2" x 6' 6" (2.79m x 1.98m)

Obscure double glazed windows to the rear and side aspects. WC with low level cistern. Inset wash hand basin with vanity storage below. Panelled bath. Fully tiled shower cubicle. Tiled floor. Part tiled walls. Heated chrome towel radiator.



EXTERIOR

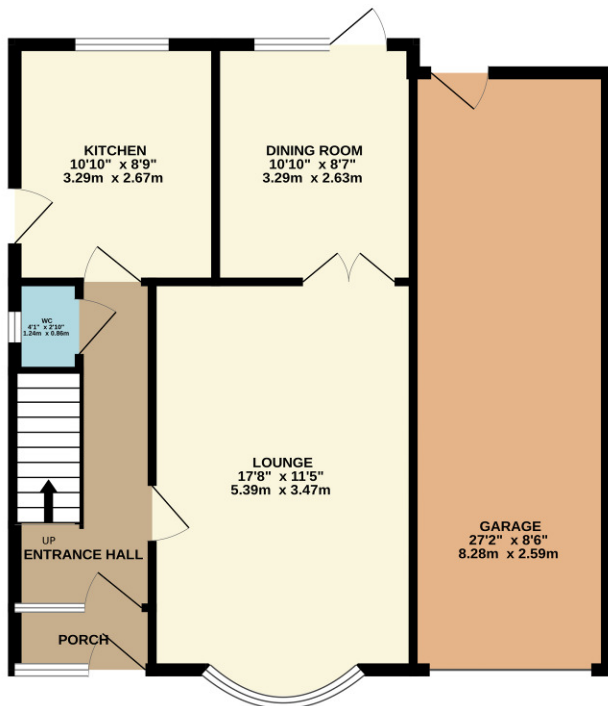
The **REAR GARDEN** measures approximately **65ft (19.81m)** and commences with patio leading to laid lawn. Pathway leading to paved patio area to the rear. **SUMMERHOUSE** to remain. Flower and shrub borders. Part conifer screening to the rear. Gate to side providing access to the front.



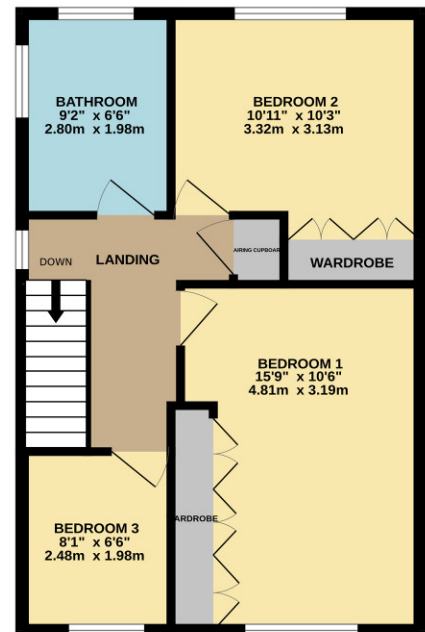
The **FRONT** has own In & Out block paved driveway providing off-street parking which in turn leads to **ATTACHED GARAGE** with Up & Over door, power and light, personal door to rear garden.



GROUND FLOOR
732 sq.ft. (68.0 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1221 sq.ft. (113.4 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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