

## Southend Road, Hockley, SS5 4QH



Guide Price:  
£425,000 - £450,000

Situated within a stone's throw of Hockley High Street is this well presented four bedroom family home with spacious and modern fitted kitchen/diner, rear garden measuring approximately 50ft and off street parking for several vehicles. Within walking distance to High Street and mainline railway station.  
EPC Rating: D. Our Ref: 13884.

*Directions:* Proceeding from the Spa roundabout in the centre of Hockley take the Southend Road, towards Hawkwell, and the property can be found on the left hand side.



Tel: 01702 200666 [www.williamsanddonovan.com](http://www.williamsanddonovan.com)

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU email: [hockleysales@williamsanddonovan.com](mailto:hockleysales@williamsanddonovan.com)

Company No. 4510230 VAT Registration No. 725 9879 75



Entrance door to entrance hall.

### **ENTRANCE HALL**

Wood effect flooring. Radiator. Stairs to first floor accommodation.

### **GROUND FLOOR CLOAKROOM**

Double glazed window to side aspect. A two piece suite comprising wash hand basin and low level wc. Radiator. Coving to plastered ceiling. Wood effect flooring.

### **KITCHEN/DINER 18' 10" x 14' 4" max (5.74m x 4.37m)**

Two double glazed windows to rear aspect. Double glazed window to side aspect. Double glazed doors to rear and side aspects. A range of modern base and eye level units incorporating wood effect work surface with inset ceramic sink with drainer unit. Integrated double oven. Integrated hob with extractor hood above. Integrated dishwasher. Space for fridge freezer and washing machine. Tiled splash back. Radiator. Coving to plastered ceiling.



### **LOUNGE 17' 4" x 14' 6" (5.28m x 4.42m)**

Double glazed window to front aspect. Fireplace. Two radiators.



### **FIRST FLOOR LANDING**

Double glazed window to side aspect over stairs. Storage cupboard. Access to loft.

### **BEDROOM ONE 14' 4" x 10' 2" (4.37m x 3.1m)**

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



**BEDROOM TWO 13' x 9' 11" (3.96m x 3.02m)**

Double glazed window to front aspect. Radiator.



**BEDROOM THREE 13' x 8' 11" (3.96m x 2.72m)**

Double glazed window to front aspect. Radiator.



**BEDROOM FOUR 14' 4" x 8' 9" max (4.37m x 2.67m)**

Double glazed window to rear aspect. Radiator.



**FAMILY BATHROOM**

Obscure double glazed window to side aspect. A three piece suite comprising large walk in shower cubicle with glass screen, pedestal wash hand basin and low level wc. Tiled walls. Radiator.



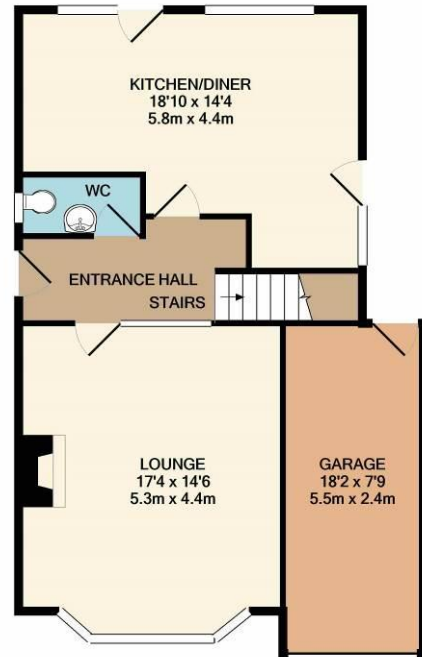
**EXTERIOR.**

The **REAR GARDEN** measures approximately **50ft (15.24m)** commencing onto patio. The remainder is mainly laid to lawn. Decking to rear with additional seating area. Shed with power. **LARGE HOT TUB** with quality wooden gazebo with built in bar (both available under separate negotiation). External power.

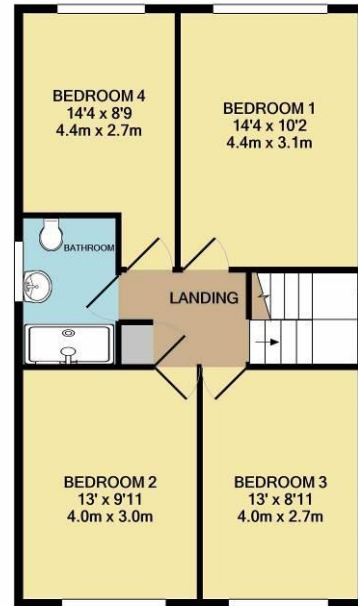




The **FRONT** has off street parking for approximately three/four vehicles leading to **INTEGRAL GARAGE** with manual up and over door. Power and lighting.



GROUND FLOOR  
APPROX. FLOOR  
AREA 707 SQ.FT.  
(65.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 616 SQ.FT.  
(57.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1324 SQ.FT. (123.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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