

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Kilnwood Avenue, Hockley, SS5 4PR



Guide Price:
£700,000 - £725,000

Situated in one of Hockley's most sought after locations with a close walk to Hockley Woods as well as local shops, Westerings Primary school and Greensward Academy and mainline railway station, is this stunning four bedroom link detached family home improved and extended by the current owners to a very high specification throughout and benefiting from having versatile living accommodation with large open plan kitchen/breakfast room, spacious lounge, ground floor bedroom with en suite, sun terrace to the first floor offering viewings across Hockley, own driveway providing off-street parking and integral garage.

EPC Rating:D. Council tax Band: E.

Our Ref 16090.

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Entrance via double opening hardwood entrance doors to

SPACIOUS ENTRANCE PORCH

Wood effect flooring. Plastered ceiling. Double opening French doors providing access to



GROUND FLOOR BEDROOM 15' x 9' 7" (4.57m x 2.92m) Double glazed window with custom fitted shutters, to the front aspect. Fitted sliding door wardrobes to one wall. Wood effect flooring. Plastered ceiling. Radiator.



EN SUITE

WC with low level cistern. Inset wash hand basin with high gloss vanity storage below. Double walk-in shower cubicle with thermostatic shower. Tiled floor. Marble tiled walls. Plastered ceiling. Heated towel radiator.



LARGE LOUNGE/DINER 27' 8" x 13' 7" (8.43m x 4.14m)

Stairs with glass balustrade to first floor accommodation. Feature fireplace with inset fire. Wood effect flooring. Plastered ceiling. Radiators. Door to INNER LOBBY. French doors providing access to KITCHEN/BREAKFAST ROOM. Double glazed French doors providing access to COURTYARD.



INNER LOBBY

Door to WC. Door to UTILITY ROOM.

GROUND FLOOR WC

Obscure double glazed window to the Courtyard. WC with low level cistern. Inset wash hand basin with tiled splash back and vanity storage below. Tiled floor. Plastered ceiling. Radiator.

UTILITY ROOM 11' 3" x 7' 1" (3.43m x 2.16m)

Base and eye level units. Space for appliances. Wood effect flooring. Plastered ceiling. Door to STUDY.



STUDY 11' 3" x 5' 2" (3.43m x 1.57m)

Double glazed window to the Courtyard. Wood effect flooring. Plastered ceiling. Radiator.



OPEN PLAN KITCHEN/BREAKFAST ROOM 27' 11" max x 19' 8" max (8.51m x 5.99m)

Double glazed bi-fold doors providing access to patio and rear garden. Large glass Roof Lantern. Comprehensive range of modern base and eye level high gloss units. Quartz work surfaces. Twin integrated eye level electric ovens. Island Unit incorporating Induction Hob with ceiling hung extractor chimney and breakfast bar. Integrated dish washer. Integrated Wine Cooler. Space for American style fridge/freezer. Tiled floor. Plastered ceiling. Inset LED spot lights. Radiator.



FIRST FLOOR ACCOMMODATION

GALLERIED LANDING

Double glazed full height window overlooking Courtyard. Double opening storage cupboard.



BEDROOM TWO 11' 7" x 9' 6" (3.53m x 2.9m)

Double glazed window with custom fitted shutters, to the front aspect. Double glazed window with customer fitted shutters, to the rear aspect. Built-in wardrobe. Wood effect flooring. Plastered ceiling. Radiator.

BEDROOM ONE 13' 7" x 13' (4.14m x 3.96m)

Double glazed window with custom fitted shutters, to the rear aspect. Double glazed door to **JULIETT BALCONY/SUN TERRACE** with far reaching views over Hockley. Comprehensive range of fitted bedroom furniture. Wood effect flooring. Plastered ceiling. Radiator.



BEDROOM THREE 13' 1" max x 9' max (3.99m x 2.74m)

Double glazed window with custom fitted shutters, to the front aspect. Built-in wardrobe. Wood effect flooring. Plastered ceiling. Radiator.



LUXURY FAMILY BATHROOM 8' 10" x 8' 8" (2.69m x 2.64m)

Obscure double glazed window to the side aspect. WC with low level cistern. Wall hung wash hand basin with vanity drawer storage. Bath with chrome mixer tap. Walk-in shower cubicle with thermostatic shower. Tiled floor. Tiled walls. Plastered ceiling. Inset spot lights. Chrome heated towel radiator.



EXTERIOR

The **L SHAPED SOUTH FACING REAR GARDEN** measures approximately 65' (19.81m) in length and commences with large landscaped patio providing perfect outdoor seating and entertainment area, leading to laid lawn.

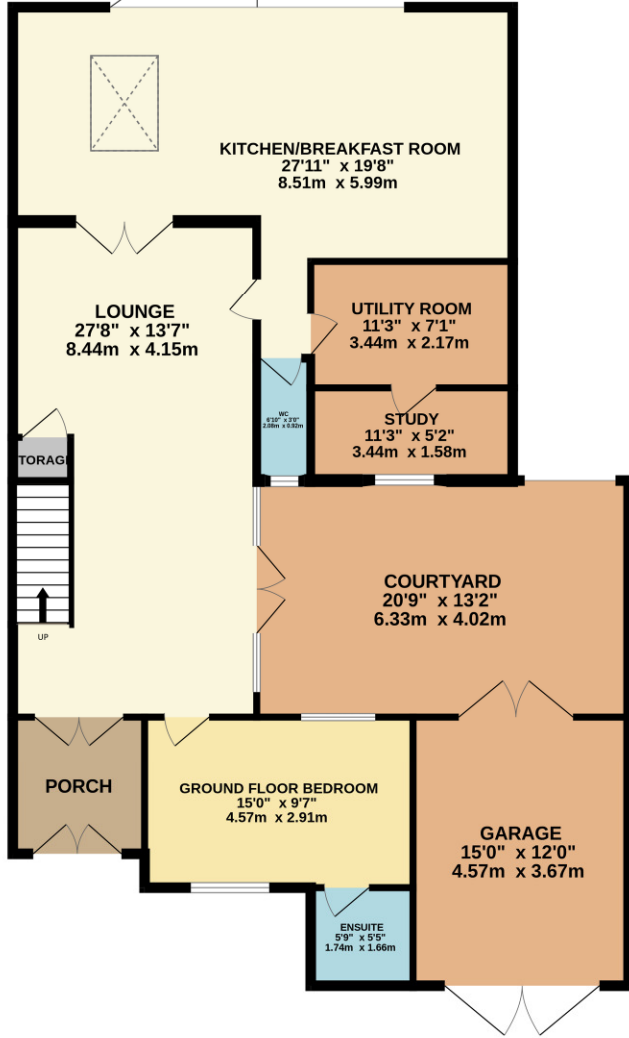


Access to the side leading to **PAVED COURTYARD** with outdoor lighting, offering seclusion and space.

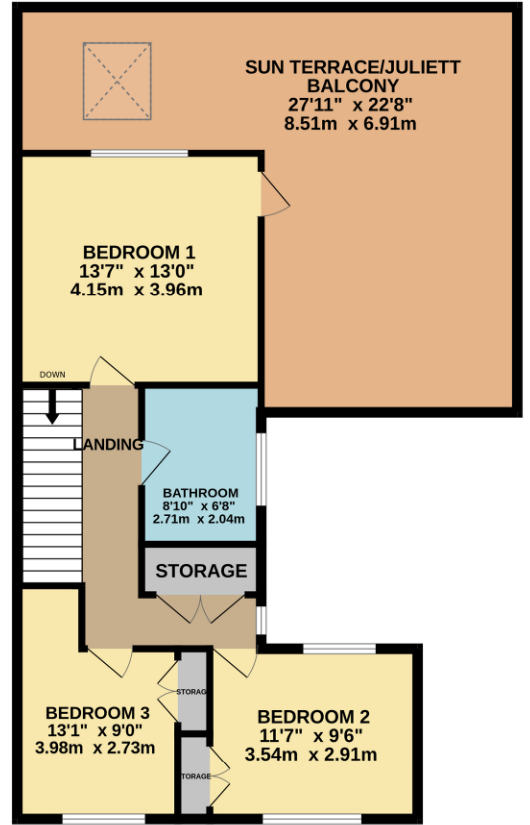


The **FRONT** has own block paved driveway providing off-street parking for several vehicles leading to **GARAGE** with double opening doors.

GROUND FLOOR
1603 sq.ft. (148.9 sq.m.) approx.



1ST FLOOR
1025 sq.ft. (95.2 sq.m.) approx.



TOTAL FLOOR AREA : 2628 sq.ft. (244.2 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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