

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Hawthorne Gardens, Hockley, SS5 4SW



Guide Price:
£500,000 - £525,000

Situated in a popular location just off Folly Lane is this immaculate four bedroom detached family home with open plan accommodation to the ground floor with kitchen/breakfast room, lounge and further family room/bedroom five. With four bedrooms to the first floor with en suite to bedroom one, ground floor wc, secluded rear garden and off street parking.

Council Tax Band: E. EPC Rating: D.

Viewing advised. Our Ref: 17465.

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Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation with under stairs storage cupboard. Radiator. Plastered ceiling.



GROUND FLOOR WC

Obscure double glazed window to side aspect. A two piece suite comprising inset wash hand basin with vanity storage below and tiled splash back and close coupled wc. Radiator. Wood effect flooring. Coving to plastered ceiling.



FAMILY ROOM/BEDROOM FIVE (FORMERLY GARAGE) 18' 8" x 8' 6" (5.69m x 2.59m)

Double glazed Georgian style window to front aspect. Radiator. Coving to plastered ceiling.



KITCHEN/BREAKFAST ROOM 28' 10" x 8' 10" (8.79m x 2.69m)

Double glazed window to front and side aspects. Double glazed door to side aspect. A comprehensive range of country style base and eye level units incorporating solid wood work surface with one and a half inset sink drainer unit. Space for freestanding Range cooker with extractor chimney above. Space and plumbing for appliances. Wall mounted boiler. Tiled splash backs. Wood effect flooring. Open plan through to breakfast area.



BREAKFAST AREA

Double glazed patio doors providing access to rear garden. Radiator. Wood flooring. Coving to plastered ceiling. Open plan through to lounge.



BEDROOM ONE 12' 4" x 10' 11" (3.76m x 3.33m)

Double glazed window to rear aspect. Radiator. Coving to plastered ceiling. Door to en suite.



LOUNGE 16' 8" x 12' 4" (5.08m x 3.76m)

Double glazed window to rear aspect. Radiator. Plastered ceiling.



EN SUITE

Obscure double glazed window to side aspect. A three piece suite comprising corner shower cubicle with electric shower, pedestal wash hand basin with chrome tap and close coupled wc. Radiator. Tiled walls. Wood effect flooring. Plastered ceiling with inset spotlighting.



FIRST FLOOR LANDING

Airing cupboard. Access to loft which is partially boarded.



BEDROOM TWO 12' 2" x 9' 7" (3.71m x 2.92m)

Double glazed window to front aspect. Over stairs storage cupboard. Radiator. Plastered ceiling.



BEDROOM THREE 10' 5" x 8' 10" (3.18m x 2.69m)

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



BEDROOM FOUR 10' 9" x 8' 10" (3.28m x 2.69m)

Double glazed semi bay window to front aspect. Radiator. Coving to plastered ceiling.



BATHROOM

Two obscure double glazed windows to side aspect. A three piece suite comprising panelled bath with shower over and full height glass shower screen, inset wash hand basin with high gloss vanity storage below and back to wall wc. Heated towel radiator. Part tiled walls. Tile effect flooring. Plastered ceiling with inset spotlighting.



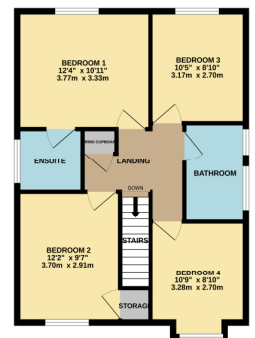
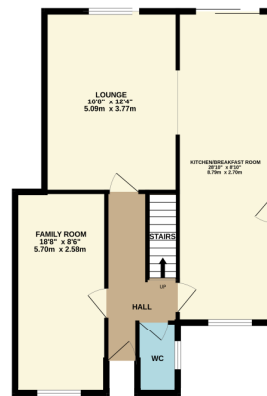
EXTERIOR.

A **SECLUDED REAR GARDEN** commencing with decked area with steps down to garden. Laid to lawn. Further decked area to rear of garden. Lean to shed. Spacious side way with gate providing access to front.

The **FRONT** has own block paved driveway providing off street parking for several vehicles. Steps up to front door.

GROUND FLOOR
736 sq ft. (68.3 sq m.) approx.

1ST FLOOR
619 sq ft. (57.5 sq m.) approx.



TOTAL FLOOR AREA: 1355 sq ft. (125.8 sq m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of actual dimensions should be taken prior to purchase and no responsibility is taken for any discrepancy or inaccuracy. The vendor, agent and applicable county law may have varied and no guarantee is made in respect of any errors.

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items show in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.