

EST. 1999

WILLIAMS AND DONOVAN

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## Parkway Close, Leigh-on-Sea, SS9 5RL



Guide Price:  
£550,000 - £575,000

Situated in a quiet close and popular location with adjacent playing fields is this immaculate four bedroom detached family home. With spacious lounge, spacious kitchen/diner/breakfast room and landscaped rear garden with summerhouse/office and detached garage.

Council Tax Band: E. EPC Rating: TBC.  
Viewing advised. Our Ref: 19643.

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Accommodation comprises:

Entrance under **STORM PORCH** via composite door to entrance hall.

#### **ENTRANCE HALL**

Stairs to first floor accommodation. Radiator. Coving to plastered ceiling. Wood effect flooring.



#### **GROUND FLOOR WC**

uPVC double glazed window to side aspect. A two piece suite comprising wash hand basin and close coupled wc. Half tiled walls. Wood effect flooring. Radiator.



#### **LOUNGE 20' x 11' 8" (6.1m x 3.56m)**

uPVC double glazed window to front /side aspect. uPVC double glazing sliding doors to rear garden. Feature fire surround. Radiators. Coving to plastered ceiling.



**KITCHEN/BREAKFAST ROOM 20' x 13' 8" (6.1m x 4.17m)**

A comprehensive range of base and eye level units incorporating granite work surface with inset sink drainer unit. Rangemaster double oven. Extractor fan. Integrated fridge freezer. Integrated dishwasher. Space for washing machine and tumble dryer. Island with integrated wine cooler and seating for two. Coving to plastered ceiling with downlights. Tiled flooring. Opening to dining area.



**LOUNGE/BREAKFAST AREA**

uPVC double glazed window to front aspect. Feature floor to ceiling radiator. Coving to plastered ceiling with downlights. Continuation of tiled flooring.



**DINING AREA 14' 5" x 10' 3" (4.39m x 3.12m)**

uPVC double glazed window to rear aspect. Radiator. Plastered ceiling with downlights. Tiled flooring.



### FIRST FLOOR LANDING

Storage cupboard.



### BEDROOM ONE 12' 2" x 9' 4" (3.71m x 2.84m)

uPVC double glazed window to front aspect. Radiator. Plastered ceiling. A range of mirror fronted wardrobes. Storage cupboard. Door to en suite.



### EN SUITE 10' 3" x 5' 10" (3.12m x 1.78m)

uPVC double glazed window to front aspect. A three piece suite comprising panelled bath, pedestal wash hand basin and close coupled wc. Towel radiator. Plastered ceiling with downlights. Tiled walls. Tiled flooring.



### BEDROOM TWO 11' 8" x 9' 4" (3.56m x 2.84m)

uPVC double glazed window to front aspect. Radiator. Coving to plastered ceiling.



**BEDROOM THREE 8' 10" x 10' 3" (2.69m x 3.12m)**  
uPVC double glazed window to rear aspect. Radiator.  
Coving to plastered ceiling.



**BEDROOM FOUR 9' 10" x 8' 6" (3m x 2.59m)**  
uPVC double glazed window to rear aspect. Radiator.  
Coving to plastered ceiling.



**BATHROOM**  
uPVC double glazed window to rear aspect. A three piece suite comprising panelled bath with shower over, wash hand basin and close coupled wc. Radiator. Tiled walls. Tiled flooring.



## EXTERIOR.

The **REAR GARDEN** wraps around the property commencing with patio area. Laid to lawn. A selection of mature plants. Gate providing access to front.

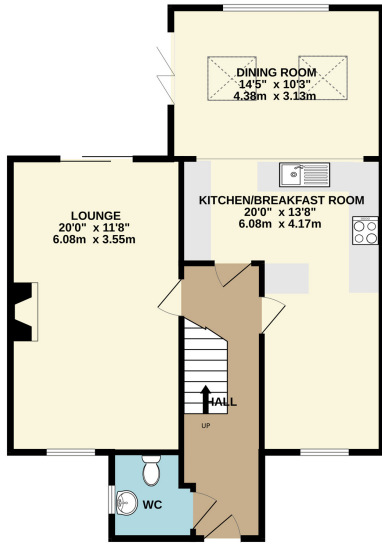
**SUMMERHOUSE/GARDEN ROOM/STUDIO/OFFICE** 12' 6" x 12' 4" (3.81m x 3.76m).



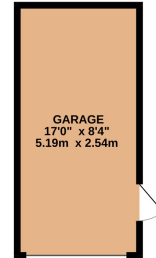
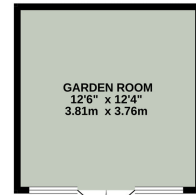
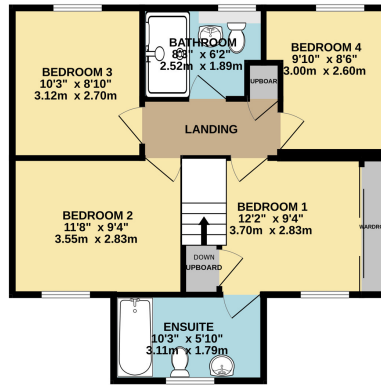
The **FRONT** has block paved driveway providing off street parking leading to **DETACHED GARAGE** (linked to next door's garage).



GROUND FLOOR  
707 sq.ft. (65.7 sq.m.) approx.



1ST FLOOR  
854 sq.ft. (79.3 sq.m.) approx.



TOTAL FLOOR AREA: 1561 sq.ft. (145.0 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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