

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Wood End, Hockley, SS5 4QL



Guide Price:
£650,000 - £675,000

Situated in a quiet cul de sac is this four bedroom detached family home with double and single storey extensions which has been maintained by the current owners to a very high specification. Within close walking distance to main line railway station with links to London Liverpool Street, local shops and schools.

Council Tax Band: E. EPC Rating: B.

Viewing advised. Our Ref: 16907.

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Entrance via composite entrance door to entrance hall.

ENTRANCE HALL 14' 9" x 3' 6" (4.5m x 1.07m)

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



KITCHEN/BREAKFAST ROOM 20' 1" x 10' (6.12m x 3.05m)

Double glazed window to front aspect. Door to lobby. A comprehensive range of base and eye level units incorporating work surface with inset sink drainer unit. Integrated dishwasher. Space for fridge freezer to remain. Range cooker with extractor above to remain. Tiled flooring. Plastered ceiling.



LOBBY 10' 5" x 3' 1" (3.18m x 0.94m)

Double glazed door providing access to rear garden. Tile effect flooring. Door to garage/utility room.

UTILITY ROOM & GYM AREA 15' 5" x 7' 10" (4.7m x 2.39m)

Space and plumbing for appliances.

GARAGE 16' 6" x 8' 1" (5.03m x 2.46m)

GROUND FLOOR WC

Obscure double glazed window to rear aspect. A two piece suite comprising wash hand basin with vanity storage below and low level wc. Tiled walls. Complimentary tiled flooring.



LOUNGE 20' 1" x 13' 2" (6.12m x 4.01m)

Double glazed windows to front and rear aspects. Double glazed door providing access to rear garden. Feature fireplace with wood mantle and inset dual fuel burner stove. Radiators. Wood flooring. Double doors leading to dining area.



DINING AREA 14' 6" x 9' 9" (4.42m x 2.97m)

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



STUDY/HOME OFFICE 14' 6" x 4' 3" (4.42m x 1.3m)

Double glazed window to front aspect. Radiator. Wood flooring.

SPACIOUS FIRST FLOOR LANDING

Access to loft which is boarded.

BEDROOM ONE 24' 9" x 14' 5" (7.54m x 4.39m)

Including **DRESSING AREA** with double glazed window to rear aspect.



BEDROOM

Double glazed window to rear aspect. Radiator. Plastered ceiling. Access to loft. Door to ensuite.



EN SUITE

Obscure double glazed window to rear aspect. A three piece suite comprising corner shower cubicle, wash hand basin with vanity storage below and low level wc. Radiator. Tiled walls. Wood flooring.



BEDROOM TWO 13' x 11' 6" (3.96m x 3.51m)

Double glazed window to front aspect. Radiator. Fitted bedroom furniture incorporating wardrobes, overhead cupboards and bedside cabinet to remain.



BEDROOM THREE 11' 7" x 10' (3.53m x 3.05m)

Double glazed window to front aspect. Radiator. Freestanding mirrored fronted wardrobes to remain.



BEDROOM FOUR 10' 8" x 8' (3.25m x 2.44m)

Double glazed window to rear aspect. Radiator.

BATHROOM

Obscure double glazed window to front aspect. A three piece suite comprising panelled bath with shower over and shower screen, wash hand basin with vanity storage below and low level wc. Tiled walls. Wood flooring. Heated towel radiator.



EXTERIOR.

The **REAR GARDEN** measures 60ft deep x 30ft wide (18.29m x 9.14m) has a patio area and wraps around to the side. Laid to lawn. Shrub borders. Oak tree in centre. Gate providing access to front.

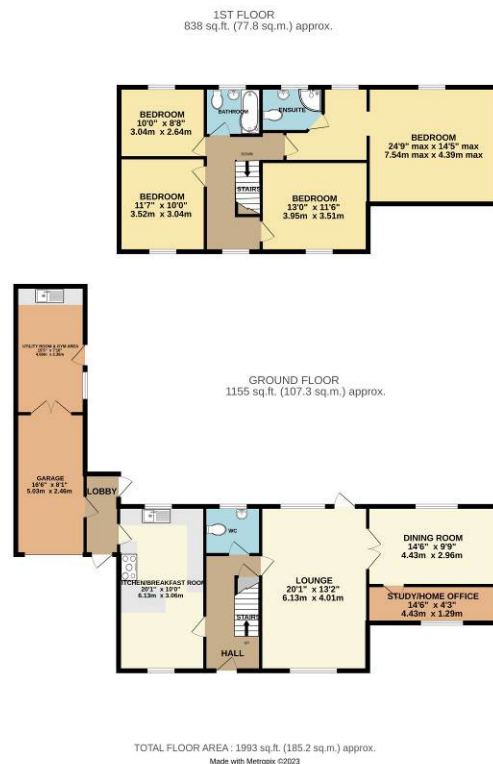


The **FRONT** has two driveways providing off street parking one of which leads to the garage.

Agents Note:

The oak tree in the rear garden has a Tree Preservation Order.

The property has solar panels installed which benefit from the Government FIT scheme which provides an income of 5p per kilowatt generated.



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.