

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Hawthorne Gardens, Hockley, SS5 4SW



Guide Price £425,000 - £450,000

Situated in a sought after location is this spacious four bedroom semi-detached family home occupying a wider than average plot, and benefiting from having open plan living accommodation, modern fitted kitchen, bathroom and separate shower room to the first floor, secluded low maintenance rear garden, own driveway providing off-street parking for several vehicles and integral garage. Walking distance to all local amenities and Hockley Woods.

NO ONWARD CHAIN.

Council Tax Band:D. EPC Rating: tbc.

Our Ref 19552

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com



Entrance via double glazed entrance door to

ENTRANCE PORCH

Full height double glazed window to the front aspect. Wood effect herringbone flooring. Double glazed sliding doors providing access to



OPEN PLAN LOUNGE/DINER 24' 10" max x 18' 6" max (7.57m x 5.64m)

Two sets of double glazed patio doors providing access to rear garden. Stairs to first floor accommodation. Wood effect flooring. Coving to plastered ceiling. Radiators. Door to Utility Room. Door to



KITCHEN 10' 4" x 9' 2" (3.15m x 2.79m)

Double glazed bay window to the front aspect. Comprehensive range of modern base and eye level Shaker style units. Marble effect roll edge work surfaces. Tiled splash backs. Inset one and half stainless steel sink drainer unit. Integrated electric oven. Induction hob with extractor above. Space for appliances. Large walk-in under stairs storage cupboard with door to additional cupboard housing boiler. Tiled effect flooring. Coving to plastered ceiling.

UTILITY ROOM 10' 5" x 8' 5" (3.18m x 2.57m)

Double glazed window to the rear aspect. Double glazed door providing access to rear garden. Base and eye level units. Inset stainless steel sink drainer unit. Space for appliances. Door to Garage.



SPACIOUS FIRST FLOOR LANDING

Double glazed window to the front aspect. Double door storage cupboard.



BEDROOM THREE 17' 9" x 8' 5" (5.41m x 2.57m)

Double glazed window to the rear aspect. Coving to textured ceiling. Radiator.



BEDROOM ONE 13' 11" x 9' 11" (4.24m x 3.02m)

Double glazed window to the rear aspect. Coving to textured ceiling. Radiator.



BEDROOM FOUR 7' 8" x 5' 11" (2.34m x 1.8m)

Double glazed window to the front aspect. Fitted wardrobes with mirror fronted sliding doors. Coving to textured ceiling. Radiator.



BEDROOM TWO 12' 7" x 10' 11" (3.84m x 3.33m)

Double glazed window to the rear aspect. Coving to textured ceiling. Radiator.



BATHROOM 8' 7" x 8' 5" (2.62m x 2.57m)

Obscure double glazed window to the front aspect. WC with concealed cistern. Inset wash hand basin with vanity storage below. Panelled bath with central taps. Tiled floor. Tiled walls. Radiator.



SHOWER ROOM 5' 5" x 5' 4" (1.65m x 1.63m)

Obscure double glazed window to the front aspect. WC with low level cistern. Pedestal wash hand basin. Corner shower cubicle with thermostatic shower. Tiled floor. Tiled walls. Radiator.



EXTERIOR

The **SECLUDED LOW MAINTENANCE REAR GARDEN** commences with decking area with balustrade continuing to the side and rear and steps down to paved garden. Abundance of flowers and shrubs with screening of trees to the rear. Gate to side providing access to the front.



The **FRONT** has own block paved driveway providing off-street parking for several vehicles leading to **INTEGRAL GARAGE** with Up & Over door, power and lighting.

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



1ST FLOOR
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA - 1387 sq.ft. (128.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The 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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