

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Mey Walk, Hockley, SS5 4UG



Guide Price:
£450,000 - £475,000

Situated on the popular Betts Farm Development is this immaculate four bedroom detached family home with conservatory, landscaped rear garden, own driveway with attached garage. Within walking distance to all local amenities.

Council Tax Band: E. EPC Rating: D.

Viewing advised. Our Ref: 19687.

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Accommodation comprises:

Entrance via uPVC double glazed entrance door to entrance hall.

ENTRANCE HALL

Double glazed window to side aspect. Wood effect flooring. Stairs to first floor accommodation with under stairs storage cupboard. Radiator. Coving to plastered ceiling. Oak door to ground floor cloakroom. Open to kitchen and lounge.



GROUND FLOOR CLOAKROOM

Obscure double glazed window to side aspect. A three piece suite comprising inset wash hand basin with vanity storage below and close coupled wc. Radiator. Part tiled walls. Wood effect flooring.



LOUNGE/DINER 15' 5" max x 12' 11" max (4.7m x 3.94m)

Double glazed window to front aspect. Two radiators. Coving to plastered ceiling. Open to dining room.



DINING ROOM 9' 7" x 9' 6" (2.92m x 2.9m)

Radiator. Coving to plastered ceiling. Patio doors providing access to conservatory.



KITCHEN 11' 11" x 11' 2" (3.63m x 3.4m)

Double glazed window to rear aspect. Double glazed door providing access to conservatory. A comprehensive range of base and eye level units incorporating roll top work surface with one and a half inset sink drainer unit. Eye level integrated electric oven with separate electric hob with extractor hood above. Space and plumbing for appliances. Tiled splash backs. Plastered ceiling with inset spotlighting. Wood effect flooring.



CONSERVATORY 20' 1" x 9' 10" (6.12m x 3m)

Double glazed windows to rear aspect. Double glazed French doors providing access to rear garden. Tiled flooring. Radiator.



FIRST FLOOR LANDING

Airing cupboard.

BATHROOM

Obscure double glazed window to rear aspect. A three piece suite comprising panelled bath with shower over and glass screen, inset wash hand basin with vanity storage below and back to wall wc. Tiled flooring. Tiled walls. Radiator. Plastered ceiling.



BEDROOM ONE 12' 2" x 11' 11" (3.71m x 3.63m)

Double glazed window to front aspect. Radiator. Plastered ceiling. Fitted wardrobes to one wall.



BEDROOM TWO (Original measurement of 10' 2" x 9' 4" (3.1m x 2.84m))

Double glazed window to rear aspect. Radiator. Coving to plastered ceiling. Opening through to **original bedroom four 8' 2" x 6' 8" (2.49m x 2.03m)**.



Agents Note:

A previous owner has removed the partition wall between bedroom two and bedroom four to create a larger bedroom two with fitted wardrobes to one wall. The original door from the landing to bedroom four is still in situ and by returning the partition wall, can be converted back to original layout.

BEDROOM THREE 12' 2" x 9' 5" (3.71m x 2.87m)

Double glazed window to front aspect. Built in storage cupboard. Radiator. Coving to plastered ceiling.



EXTERIOR.

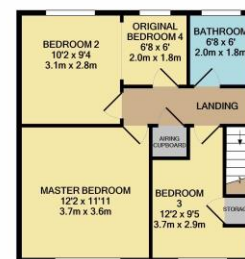
A **BEAUTIFULLY LANDSCAPED REAR GARDEN** commencing with patio area. Laid to lawn with mature flower and shrub borders. Shed to remain. Paved side seating area. Raised patio leading to **ATTACHED GARAGE** with power and lighting.



The **FRONT** has own driveway providing off street parking and leading to garage.



GROUND FLOOR
APPROX. FLOOR
AREA 884 SQ.FT.
(81.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 478 SQ.FT.
(44.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1342 SQ.FT. (124.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. 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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