

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Highams Road, Hockley, SS5 4DG



Guide Price:
£735,000 - £760,000

Situated in arguably one of Hockley's most sought after roads is this detached four double bedroom family home of almost 2000 sq ft benefiting from having versatile living accommodation, recently constructed stunning family room to the rear over looking the rear garden which measures in excess of 100ft, spacious driveway providing off-street parking for several vehicles and double length garage. Close walking distance to mainline railway station, local schools and shops. Properties of this size and calibre do not become available in locations such as this often and a viewing is highly recommended.

Council Tax Band: F. EPC Rating: tbc.

Our Ref 19644

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Entrance under Storm Porch. Door to Garage. Double glazed entrance door to

SPACIOUS ENTRANCE HALL

Stairs to first floor accommodation. Custom built under stairs storage cupboard. Wood flooring. Coving to ceiling. Radiator.



GROUND FLOOR CLOAKROOM/WC

Obscure double glazed window to the front aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Tiled floor. Plastered ceiling.



KITCHEN 17' x 10' (5.18m x 3.05m)

Double glazed window to the front aspect. Double glazed window to the side aspect. Double glazed door providing access to the side. Comprehensive range of base and eye level units. Roll edge work surfaces. Inset one and half stainless steel sink drainer unit. Integrated eye level double electric ovens. Separate gas hob with glass splash back and extractor chimney over. Integrated appliances. Space for American style fridge/freezer. Tiled floor. Coving to plastered ceiling.



SITTING ROOM 16' 5" x 10' (5m x 3.05m)

Double glazed window to the side aspect. Coving to plastered ceiling. Radiator.



DINING ROOM 16' 2" x 12' 10" (4.93m x 3.91m)

Double glazed window to the rear aspect. Feature fireplace with inset Log Burner. Wood flooring. Coving to plastered ceiling. Radiator. Open plan through to



FAMILY ROOM 17' 9" x 14' 2" (5.41m x 4.32m)

Double glazed windows to the side aspect. Double glazed bi-fold doors providing access to rear garden. Two double glazed sky lights. Plastered ceiling. Inset LED spot lights. Contemporary radiator.



FIRST FLOOR ACCOMMODATION

GALLERIED LANDING

Double door Airing Cupboard. Single door storage cupboard. Access to loft.



BEDROOM ONE 15' 2" x 11' 1" (4.62m x 3.38m)

Double glazed window to the front aspect. Fitted wardrobes to one wall. Separate built-in wardrobe. Coving to plastered ceiling. Radiator.



BEDROOM TWO 13' 4" x 11' 1" (4.06m x 3.38m)

Double glazed window to the rear aspect. Built-in wardrobes. Coving to plastered ceiling. Radiator.



BEDROOM THREE 10' 10" x 9' 5" (3.3m x 2.87m)

Double glazed window to the rear aspect. Built-in wardrobes. Coving to textured ceiling. Radiator.



BEDROOM FOUR 9' 4" x 7' 5" (2.84m x 2.26m)

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



FAMILY BATHROOM 11' 11" x 5' 10" (3.63m x 1.78m)

Obscure double glazed window to the front aspect. Obscure double glazed window to the side aspect. WC with low level cistern. Inset wash hand basin with high gloss vanity storage unit below. Panelled bath with wall mounted mixer taps, thermostatic shower over and full height glass shower screen. Tiled floor. Tiled walls. Plastered ceiling. Heated towel radiator.



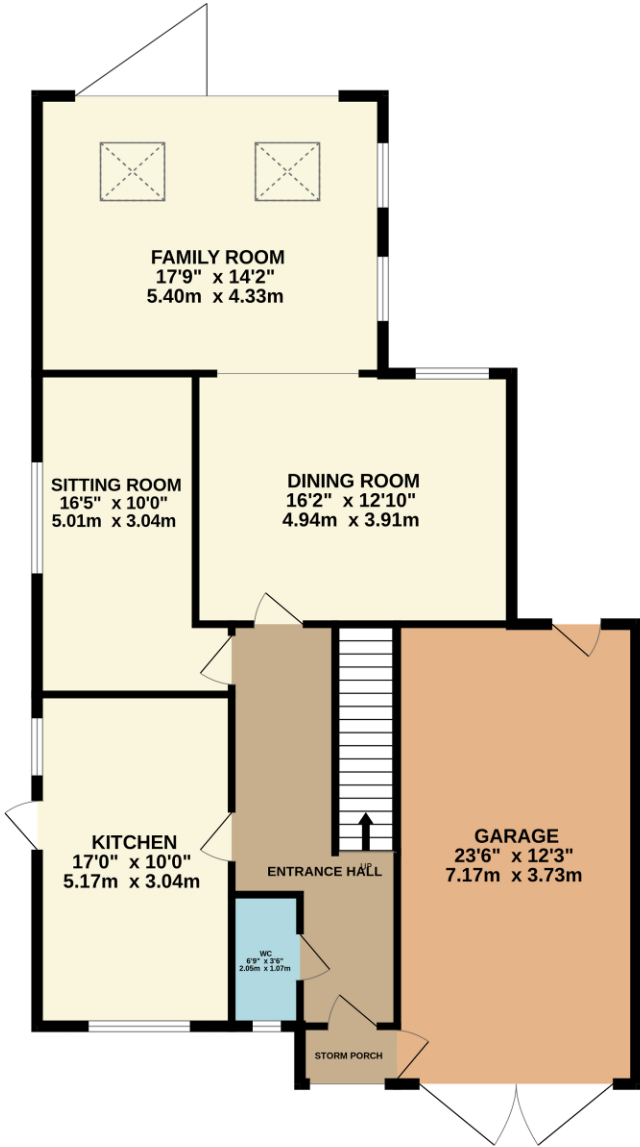
EXTERIOR

The **STUNNING, BEAUTIFULLY MAINTAINED REAR GARDEN** measures approximately 100' (30.48m) and commences with large patio. **HOT TUB to remain subject to separate negotiation.** Steps down to laid lawn. Selection of mature flowers, trees and shrubs. Laurel hedging to borders. **SHED** to remain. Gate providing access to the front.

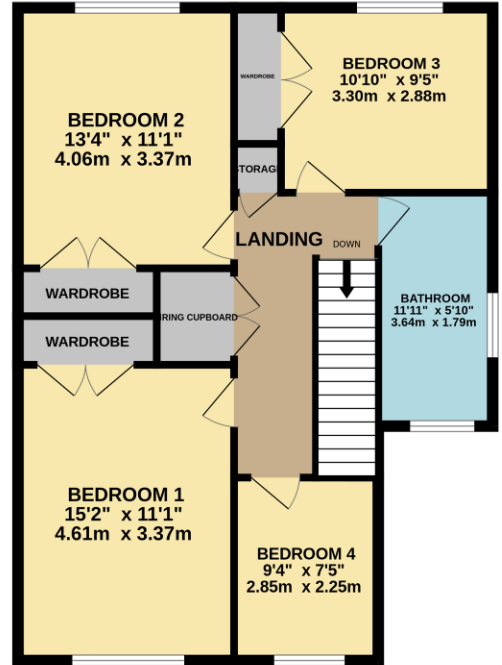


The **FRONT** has own large driveway providing off-street parking for several vehicles which in turn leads to **DOUBLE LENGTH GARAGE 23' 6" x 12' 3" (7.16m x 3.73m)** with double opening doors, power and lighting, personal door to rear garden.

GROUND FLOOR
1246 sq.ft. (115.7 sq.m.) approx.



1ST FLOOR
742 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA : 1987 sq.ft. (184.6 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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